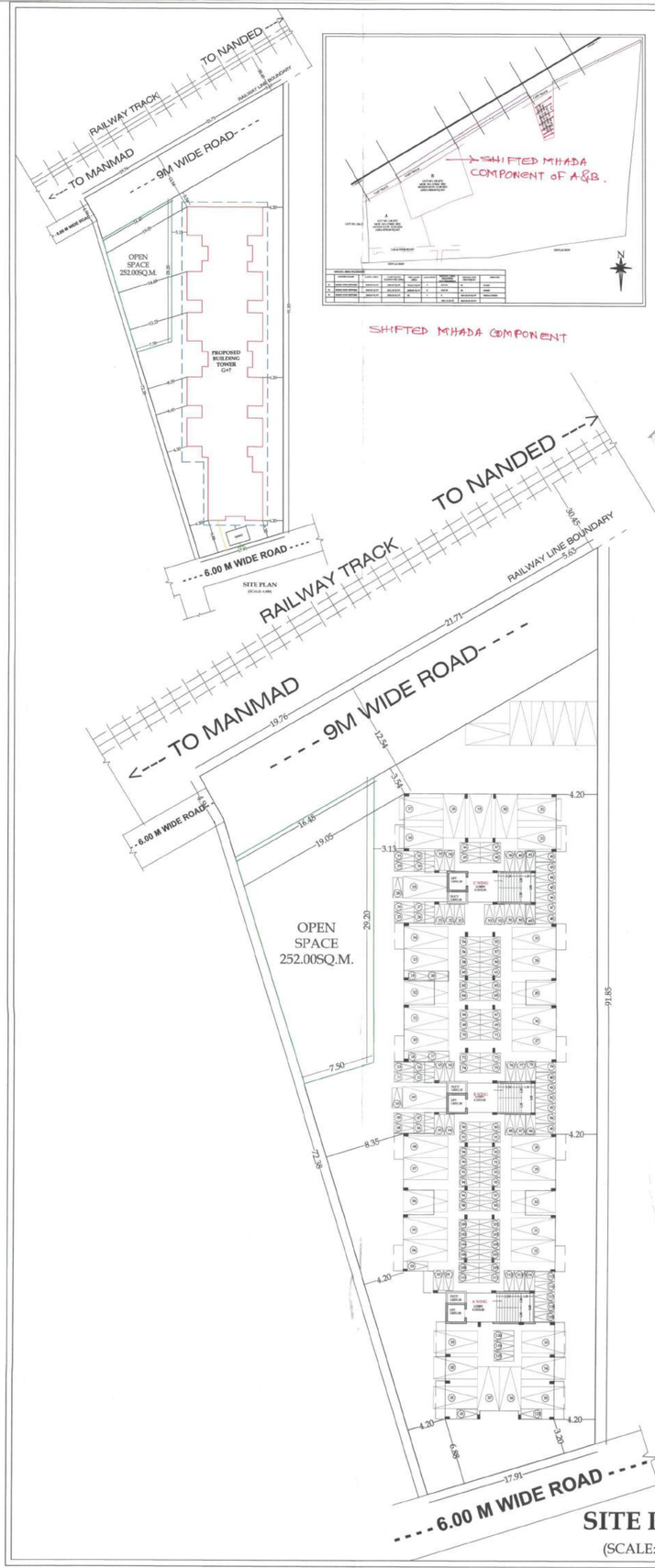
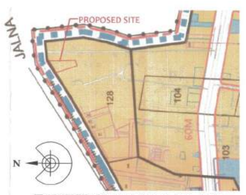




DEVELOPMENT PLAN
LOCATION SCALE : NTS

GOOGLE LOCATION SCALE : NTS

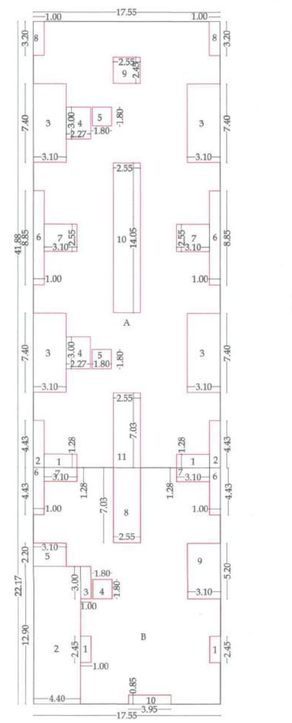
AREA STATEMENT
(AS PER SANCTIONED BUILDING PERMISSION)

1	B.P. No. 566/2021-22 date- 25/10/2021		
	(a) Name of owner- M/S RIDDHI VIYAN VENTURES		
	(b) Area of Land		9400.00 SQM
	(c) Recd 20% bru area for inclusive housing		1068.60 SQM
	(d) Proposed built up area for inclusive housing		2106.38 SQM
2	B.P. No.- 763/2021-22 date- 18/02/2021		
	(a) Name of owner- M/S RIDDHI VIYAN VENTURES		
	(b) Area of Land		8760.00 SQM
	(c) Recd 20% bru area for inclusive housing		1914.00 SQM
	(d) Proposed built up area for inclusive housing		1947.22 SQM
	Total inclusive Housing Area Above 1(d) + 2 (d)		4053.46 SQM
3	As Per Receiving Alternative Plot & New Building Permission Proposal		
	(a) Name of owner- M/S RIDDHI VIYAN ENTERPRISES		
	(b) Area of Land		2500.00 SQM
	(c) Basic FSI (1.10)		2750.00 SQM
	(d) Additional 40% brup area for inclusive housing (AS PER RULE 3.8.3)		1100.00 SQM
	(e) Total Permissible Basic Plins for Inclusive Housing (3c+3d)		3850.00 SQM
	(f) Required Plinth area for inclusive Housing (1b+2d)		4053.46 SQM
4	Area Statement As Per New Buildin Permission Proposal		
	File no. 1241/17/2021-23		
	a) Area of land		2500.00 SQM
	b) Proposed open space		250.00 SQM
	c) Total Basic Permissible/Plins 3a		3850.00 SQM
	d) Paid FSI 50%		50.00
	e) Allowable Ancillary Area (60%)		2310.00 SQM
	f) Proposed Ancillary area		1324.00 SQM
	g) Total Permissible Plins area(4c+4f)		5376.00 SQM
	h) Proposed P line area for MHADA (Inclusive Housing)		4054.95 SQM
	i) Proposed Plins area for Owner		1310.73 SQM
	j) Total Proposed Plins Area(4h+4i)		5365.68 SQM

AREA STATEMENT

Stamps of Approval of Plans:

SR. NO.	AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	2500.00 SQM
	(b) as per measurement sheet	2500.00 SQM
	(c) as per site	2500.00 SQM
2	Deductions for (a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	00.00 SQ.M.
	(b) Any D.P. Reservation area	N.A.
	(Total a+b)	00.00 SQ.M.
3	Balance area of plot (1-2)	2500.00 SQ.M.
4	Amenity Space (if applicable)	N.A.
	(a) Required -	N.A.
	(b) Adjustment of 2(b), if any -	N.A.
	(c) Balance Proposed -	N.A.
5	Net Plot Area (3-4 (c))	2500.00 SQ.M.
6	Recreational Open space (if applicable)	
	(a) Required -	250.00 SQ.M.
	(b) Proposed -	252.00 SQ.M.
7	Internal Road area	N.A.
8	Potkable area (if applicable)	N.A.
9	(a) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Sabasic FSI)(1.10)	2750.00 SQ.M.
	(b) Additional basic FSI for Inclusive Housing in alternative Load (40%)	1100.00 SQ.M.
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	00.00 SQ.M.
	(b) Proposed FSI on payment of premium.	00.00 SQ.M.
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road (2.0 x Sr. No. 2 (a))if any	00.00 SQ.M.
	(b)In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (b)and (c))	00.00 SQ.M.
	(c)TDR area	00.00 SQ.M.
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	00.00 SQ.M.
12	Additional FSI area under Chapter No. 7	N.A.
13	Total entitlement of FSI in the proposal (a) (6(a) + 10(b)+11(d)) or 12 whichever is applicable (for owner)	3850.00 SQ.M.
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges	1525.00 SQ.M.
	(c) Total entitlement (a+b)	5375.00 SQ.M.
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 as applicable) x 1.6 or 1.8)	
16	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area	00.00 SQ.M.
	(b) Proposed Built-up Area (as per 'P-line')(for owner)	5365.68 SQ.M.
	(c) Total (a+b)	5365.68 SQ.M.
16	(a) Total F.S.I.Consumed (a+b)	2.146
17	Area for Inclusive Housing, if any(on alternative land)	
	(a) Required BP Permission 566/2021-22 dt 29-10-21 + BP Permission No.- 763/2021-22 dt. 18/02/21	4051.46
	(b) Proposed	4054.95



TYPICAL FIRST TO THIRD FLOOR PLAN
SCALE -1:100

AREA CALCULATION FOR MAHADA

BLOCK A = 17.55 X 41.88 = 734.99 SQ M

DEDUCTIONS
1 = 3.10 X 1.28 X 2 = 7.93
2 = 1.00 X 4.43 X 2 = 8.86
3 = 3.10 X 7.40 X 4 = 91.76
4 = 2.27 X 3.00 X 2 = 13.62
5 = 1.80 X 1.80 X 2 = 6.48
6 = 1.00 X 8.85 X 2 = 17.70
7 = 3.10 X 2.55 X 2 = 15.81
8 = 1.00 X 3.20 X 2 = 6.40
9 = 2.55 X 2.45 X 1 = 6.24
10 = 2.55 X 14.05 X1 = 35.82
11 = 2.55 X 7.03 X 1 = 17.92
TOTAL LISS = 228.54 SQ M.

PLINE AREA = 734.99 - 228.54
= 506.45 SQ M

TOTAL PLINE AREA
(FIRST TO THIRD FLOOR) = 506.45 X 3 NOS
(FIRST TO THIRD FLOOR) = 1519.35 SQ M

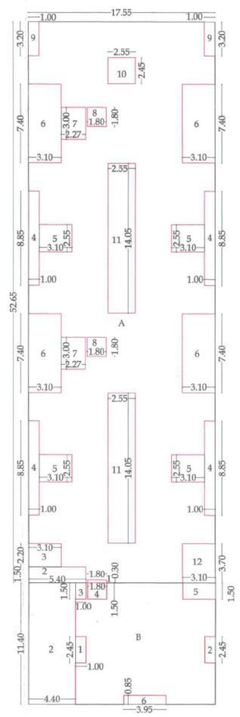
AREA CALCULATION OWNER

BLOCK B = 17.55 X 22.18 = 388.73 SQ M

DEDUCTIONS
1 = 1.00 X 2.45 X 2 = 4.90
2 = 4.40 X 12.90 = 56.76
3 = 1.00 X 3.00 = 3.00
4 = 1.80 X 1.80 = 3.24
5 = 3.10 X 2.20 = 6.82
6 = 1.00 X 4.43X2 = 8.86
7 = 3.10 X 1.28X2 = 7.93
8 = 2.55 X 7.03 = 17.92
9 = 3.10 X 5.20 = 16.12
11 = 3.95 X 0.85 = 3.35
TOTAL LISS = 128.90 SQ M.

PLINE AREA = 388.73 - 128.90
= 259.83 SQ M

TOTAL PLINE AREA
(FIRST TO THIRD FLOOR) = 259.83 X 3 NOS
(FIRST TO THIRD FLOOR) = 779.49 SQ M



TYPICAL FOURTH TO SEVENTH FLOOR PLAN
SCALE -1:100

AREA CALCULATION FOR MAHADA

BLOCK A = 17.55 X 52.65 = 924.00 SQ M

DEDUCTIONS
1 = 1.80 X 0.30 X 1 = 0.54
2 = 5.40 X 1.50 X 1 = 8.10
3 = 3.10 X 2.20 X 1 = 6.82
4 = 1.00 X 8.85 X 4 = 35.40
5 = 3.10 X 2.55 X 4 = 31.62
6 = 3.10 X 7.40 X 4 = 91.76
7 = 2.27 X 3.00 X 2 = 13.62
8 = 1.80 X 1.80 X 2 = 6.48
9 = 1.00 X 3.20 X 2 = 6.40
10 = 2.55 X 2.45 X 1 = 6.24
11 = 2.55 X 14.05X2 = 71.65
12 = 5.10 X 3.70 X 1 = 11.47
TOTAL LISS = 290.10 SQ M

PLINE AREA = 924.00 - 290.10
= 633.90 SQ M

TOTAL PLINE AREA
(FOURTH- SEVENTH FLOOR) = 633.90 X 4 NOS
(FOURTH- SEVENTH FLOOR) = 2535.60 SQ M

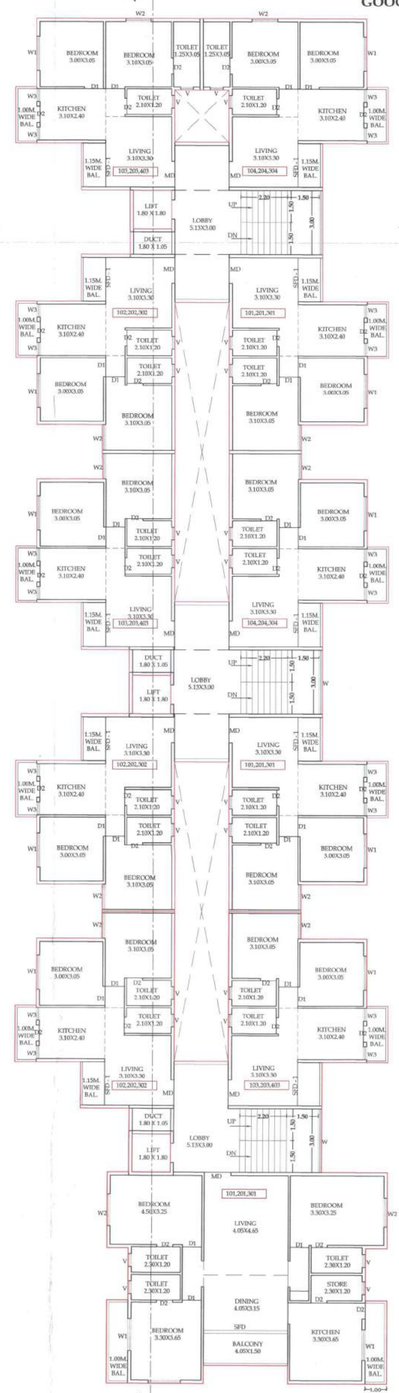
AREA CALCULATION FOR OWNER

BLOCK B = 17.55 X 11.40 = 200.07 SQ M

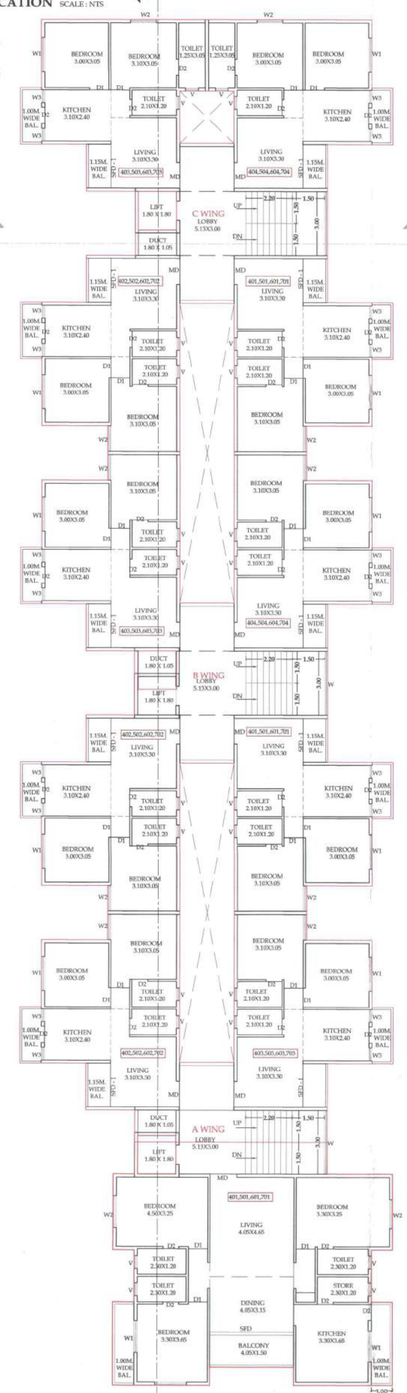
DEDUCTIONS
1 = 1.00 X 2.45 X 2 = 4.90
2 = 4.40 X 11.40 = 50.16
3 = 1.00 X 1.50 = 1.50
4 = 1.80 X 1.50 = 2.70
5 = 3.10 X 1.50 = 4.65
6 = 3.95 X 0.85 = 3.35
TOTAL LISS = 67.26 SQ M.

PLINE AREA = 200.07 - 67.26
= 132.81 SQ M

TOTAL PLINE AREA
(FOURTH- SEVENTH FLOOR) = 132.81 X 4 NOS
(FOURTH- SEVENTH FLOOR) = 531.24 SQ M



TYPICAL FIRST TO THIRD FLOOR PLAN
SCALE -1:100



TYPICAL FOURTH TO SEVENTH FLOOR PLAN
SCALE -1:100

SITE PLAN
(SCALE:-1:200)

OFFICE USE ONLY 1/2

- STAMPS OF APPROVAL

Approved as ammended in.....Colour Subject to the Conditions mentioned in this office Building permit No.....Dated.....
Date : 12.12.22
Executive Engineer
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C. Signed By D.D.T.P.

AREA CALCULATIONS

AREA FOR MAHADA

AREA STATEMENT	
FIRST FLOOR	= 506.45 SQM.
SECOND FLOOR	= 506.45 SQM.
THIRD FLOOR	= 506.45 SQM.
FOURTH FLOOR	= 633.90 SQM.
FIFTH FLOOR	= 633.90 SQM.
SIXTH FLOOR	= 633.90 SQM.
SEVENTH FLOOR	= 633.90 SQM.
TOTAL PLINE AREA	= 4054.95 SQM

AREA FOR OWNER

AREA STATEMENT	
FIRST FLOOR	= 259.83 SQM.
SECOND FLOOR	= 259.83 SQM.
THIRD FLOOR	= 259.83 SQM.
FOURTH FLOOR	= 132.81 SQM.
FIFTH FLOOR	= 132.81 SQM.
SIXTH FLOOR	= 132.81 SQM.
SEVENTH FLOOR	= 132.81 SQM.
TOTAL PLINE AREA	= 1310.73 SQM

• LEGEND

- PLOT BOUNDARY SHOWN IN
- MHADA PLINE AREA SHOWN IN
- OWNER PLINE AREA SHOWN IN
- WATER LINE SHOWN IN
- DRAINAGE LINE SHOWN IN
- RAIN WATER HARVESTING

• OPENING SCHEDULE

D1	- 1.20 x 2.10	TEAK WOOD FRAME
D2	- 0.90 x 2.10	TEAK WOOD FRAME
D3	- 0.75 x 2.10	TEAK WOOD FRAME
W.	- 3.00 x BB	ALUMINIUM WINDOWS
W1	- 2.00 x 1.35	ALUMINIUM WINDOWS
W2	- 3.00 x 1.35	ALUMINIUM WINDOWS
V	- 0.60 x 0.90	M/S FRAME VENTILATOR

PROPOSED GROUP HOUSING SCHEME AT GUT NO.128/P, SITUATED AT SATARA, AURANGABAD.

FOR :-
M/S RIDDHI VIYAN VENTURES THROUGH PARTNERS

MR. VISHAL BOHRA

Drawn by :- SHIVANI
Scale :- 1:100 / 200 / 50
Date :- 12.10.22

N

• ARCHITECT • OWNER

FOR :-

MANOJ KALA & ASSOCIATES
ALTIUS - B - 301, 3rd FLOOR, SPACE OLYMPIA, G A R K H E D A , C H H A T R A P A T I SAMBHAJINAGAR. MOBILE NO. 9423151781