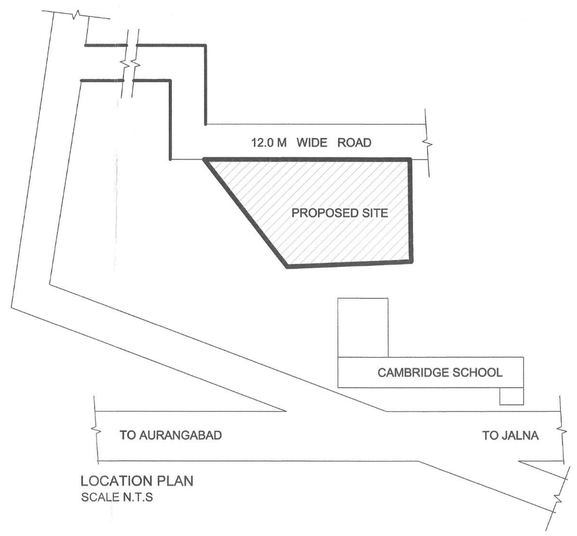
1. The Layout is Finally Approved for.... 5644.49 Sq.m. only marked as red for plots nos.
2. Plot should not be developed or sold without NOC from CIDCO. TP/CE/B/ 23,24,232/-
3. Development charges are paid Rs. 23,24,232/- by challan No. 8826 dt. 1/07/2023
4. The owner of land will have to do internal infrastructure development of their land at his own cost.
5. The Layout permission does not mean that the title of the land is verified and certificated by CIDCO.
6. No Development shall be taken up unless the N.A. permission is issued from Collector under permission of MLR code 1966

Approved as amended in red, subject ot Conditions mentioned in this Office Letter dated 23/5/23
No. 113
Final Layout Alongwith Building Permission
Senior Planner (New Towns)
CIDCO, Aurangabad Fringe Area

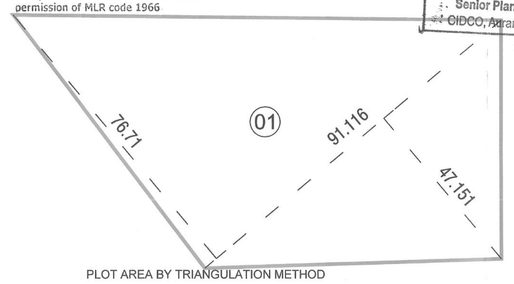
LOCATION PLAN



GOOGLE IMAGE
SCALE N.T.S



LOCATION PLAN
SCALE N.T.S

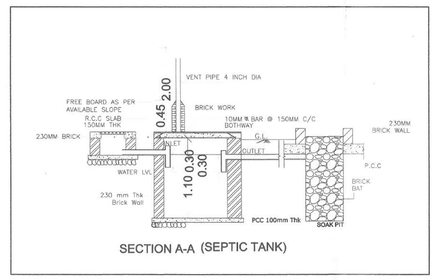


PLOT AREA BY TRIANGULATION METHOD

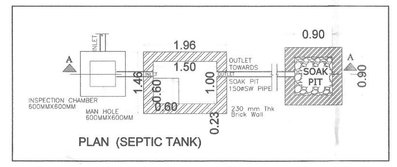
BLOCK AREA CALCULATION

$$01)\ \frac{76.71 + 47.151}{2} \times 91.116 = 5867.37$$

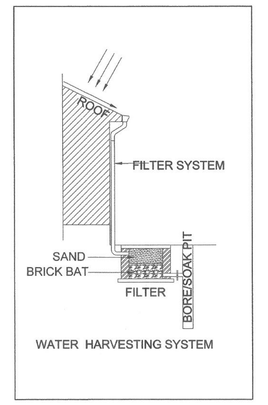
TOTAL ------- = 5642.85 Sq.Mtr.



SECTION A-A (SEPTIC TANK)



PLAN (SEPTIC TANK)



WATER HARVESTING SYSTEM

LOCATION OF SITE



D.P. PLAN
SCALE N.T.S

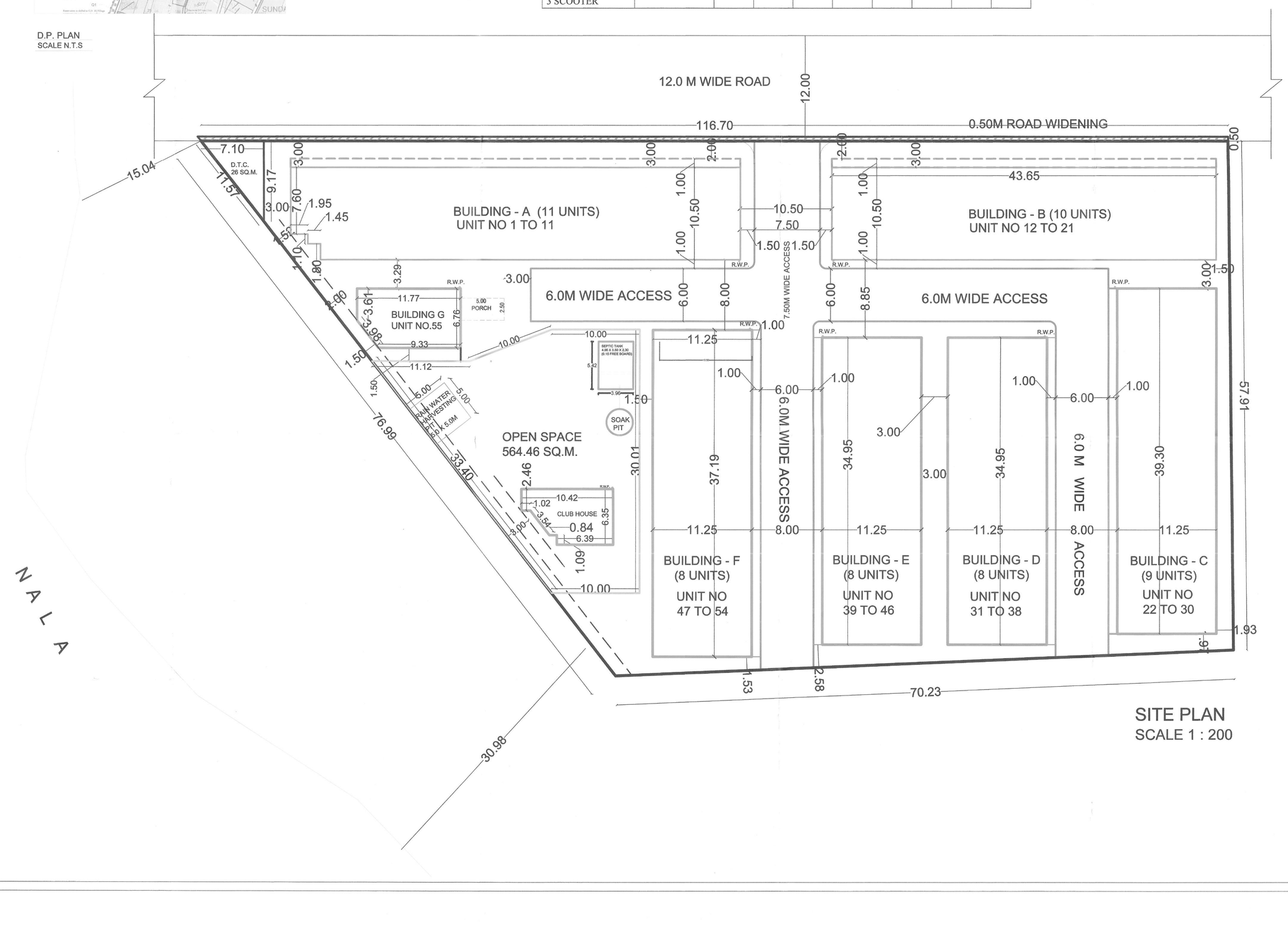
PARKING STATEMENT AS PER CHAPTER - 08									
TABLE NO. 8B	NO. OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		PROPOSED PARKING	
		A	B	C	D	E	F		
				5% OF A	5% OF B	A+C	B+D		
For every 2 tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. 1 CAR 3 SCOOTER	55 NOS	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC
		55	55	3	3	55	58	55	58

CARPET AREA (UNIT WISE)

BUILDING	UNIT	AREA	NO. OF UNITS	TOTAL
BLOCK A	1	190.19	1	212.19
	2 TO 11	115.26	10	1152.60
TOTAL				1364.79
BLOCK B	12	120.97	1	120.97
	13 TO 21	115.27	9	1037.43
TOTAL				1158.40
BLOCK C	22	121.36	1	121.36
	23 TO 29	120.1	7	840.70
	30	127.34	1	127.34
TOTAL				1089.40
BLOCK D	31	127.34	1	127.34
	32 TO 37	120.1	6	720.60
	38	121.36	1	121.36
TOTAL		0		969.30
BLOCK E	39	121.36	1	121.36
	40 TO 45	120.1	6	720.60
	46	127.34	1	127.34
TOTAL				969.30
BLOCK F	47	113.62	1	113.62
	48	107.93	1	107.93
	49 TO 53	120.14	5	600.7
	54	189.58	1	189.58
	OFFICE	30.6	1	30.6
TOTAL				1042.43
BLOCK G	55	144.31	1	144.31
CLUB HOUSE		83.72	1	83.72
TOTAL BUILT UP AREA				6821.65

BUILT UP AREA (UNIT WISE)

BUILDING	UNIT	AREA	NO. OF UNITS	TOTAL
BLOCK A	1	203.61	1	203.61
	2	123.29	1	123.29
	3 TO 10	123.20	8	985.60
	11	125.39	1	125.39
TOTAL				1437.82
BLOCK B	12	131.43	1	131.43
	13 TO 20	123.2	8	985.60
	21	125.43	1	125.43
TOTAL				1242.42
BLOCK C	22	135.36	1	135.36
	23 TO 29	132.71	7	928.97
	30	141.33	1	141.33
TOTAL				1205.65
BLOCK D	31	141.35	1	141.35
	32 TO 37	131.56	6	789.36
	38	135.15	1	135.15
TOTAL				1065.89
BLOCK E	39	135.16	1	135.16
	40 TO 45	131.55	6	789.30
	46	141.35	1	141.35
TOTAL				1065.89
BLOCK F	47	126.97	1	126.97
	48	118.58	1	118.58
	49 TO 53	132.73	5	663.65
	54	211.73	1	211.73
	OFFICE	36.57	1	36.57
TOTAL				1157.55
BLOCK G	55	152.9	1	152.9
CLUB HOUSE		83.83	1	83.83
TOTAL BUILT UP AREA				7411.95



SITE PLAN
SCALE 1 : 200

SITE PLAN	1/11
FOR OFFICE ONLY :-	

AREA CALCULATION

1. Area of plot (Minimum area of A, B, C to be considered)	
(a) As per ownership document (7/12, CT.S extract)	6300.00 sq.mt
(b) as per measurement sheet	5644.49 sq.mt
(c) as per site	5644.49 sq.mt
2. Deductions for	
(a) Proposed D.P./ DP. Road widening Area	0.00 sq.mt
(b) Service Road	0.00 sq.mt
(c) Any T. P. Reservation area	0.00 sq.mt
(d) total a+b +c)	0.00 sq.mt
3. Balance area of plot (1-2)	5644.49 sq.mt
4. Amenity Space (if applicable)	
(a) Required -	0.00 sq.mt
(b) Adjustment of 2(b), if any -	0.00 sq.mt
(c) Balance Proposed -	0.00 sq.mt
5. Net Plot Area (3-4 (c))	5644.49 sq.mt
6. Recreational Open space (if applicable)	
a) (a) Required -	564.46 sq.mt
b) (b) Proposed -	564.46 sq.mt
7. Internal Road area	0.00 sq.mt
8. Plottable area (if applicable)	0.00 sq.mt
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 basic FSI)	6308.94 sq.mt
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / T.O.D Zone.	0.00 sq.mt
(b) Proposed FSI on payment of premium.	0.00 sq.mt
11. In-situ / FSI / TDR loading	
(a) In-situ area against D.P. road (2 x Sr. No. 2 (a)) if any	0.00 sq.mt
(b) In-situ area against Amenity Space if handed over (2.00 or1.65 x Sr. No. 4 (b)and (c)) if,	0.00 sq.mt
(c) TDR area	0.00 sq.mt
(d) Total (i+ii+iii) / TDR loading proposed (11 (a)+(b)+(c))	0.00 sq.mt
12. Additional FSI area under Chapter No. 7	0.00 sq.mt
13. Total entitlement of FSI in the proposed	
(a) (9 + 10(b)+11(d)) or 12 whichever is applicable.	6308.94 sq.mt
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	3155.36 sq.mt
(c) Total entitlement (a+b)	9934.30 sq.mt
(d) proposed Ancillary F.S.I. Built-up (5 - 15(c) i.e.6208.64 - 7411.95	1203.31sq.mt
14. Maximum utilisation 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 1.5 or 1.8]	2.00
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.00 sq.mt
(b) Proposed Built-up Area (as per 'P-line')	7411.95 sq.mt
(c) Total (a+b)	7411.95 sq.mt
16. F.S.I. Consumed (15(13) (should not be more than serial No.14 above.)	1.313
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.15)	0.00 sq.mt
(b) Proposed	0.00 sq.mt

CERTIFICATE OF AREA

Certified that the plot under reference were surveyed by me and the dimensions of sides etc. of plot are as per the documents(physical boundaries shown by the clients and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ Court Decree) presented by the clients and to confirm the authenticity of the documents shall be responsibility of the constient authority/department.

Ar. Rahul Thole
(Regd no: CA/91/9257)

OWNER'S DECLARATION

I/We undersigned do 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. I/We hereby pledge that I/We will be solely responsible for any sort of illegal work carried out on site apart from the plan sanctioned by the authority.

Owner (s) name :-

TITLE :-

PROPOSED GROUP HOUSING PLOT NO 01
CONSTRUCTION ON GUT NO 37 (PART)
AT - SUNDERWADI, AURANGABAD.
FOR
RUPESH PRAKASHCHAND MUTHA.

LEGENDS :

PLOT BOUNDARY SHOWN IN	———
PRO CONSTRUCTION SHOWN IN	———
DRAINAGE LINE SHOWN IN	———
WATER SUPPLY SHOWN IN	- - - - - - - - - -

NORTH N

DATE :- 27/04/2023
SCALE :- 1:200

AR. RAHUL THOLE REGD. NO. CA/91/9257

rahul thole and associates
licensed architects