Signature valid
Digitally signed by RAVINDRA NAMDEORAO JAYABHAYE
Date: 2023.03.__ IST
Reason: Approved Building Plan
Location: Chhatrapati Sambhaji Nagar Metropolitan Regional Development Authority

PROPOSED PLAN FOR RESIDENTIAL GROUP HOUSING BUILDING ON GUT NO. 338/P, AT KUMBHEFAL TQ. AND DIST. AURANGABAD.

FOR ,
SHRI. PARMESHWAR DEVIDAS SHELKE
SHRI. NANASAHEB SAMPAT SHELKE.

Owner details

Owner Name	Postal Address	Contact Number
Parmeshwar Devidas Shelke	,,,Khumbhephal,Kubheph al,Aurangabad-431007,M aharashtra	9767481525
Nanasaheb Sampat Shelke	,,,Khumbhephal,Kubheph al,Aurangabad-431007,M aharashtra	9767481525

TYPE

BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPECIAL	FSI AREA MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
TYPE 2	FIRST FLOOR	0.00	469.20	0.00	0.00	0.00	58.65	0.00	0.00	0.00	0.00	0.00	0.00	469.20
TYPE 2	GROUND FLOOR	0.00	421.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	421.53
TYPE 2	Total	0.00	890.73	0.00	0.00	0.00	58.65	0.00	0.00	0.00	0.00	0.00	0.00	890.73

TYPE

BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPECIAL	FSI AREA MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
TYPE 1	FIRST FLOOR	0.00	443.37	0.00	0.00	0.00	61.71	0.00	0.00	0.00	0.00	0.00	0.00	443.37
TYPE 1	GROUND FLOOR	0.00	380.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.40
TYPE 1	Total	0.00	823.77	0.00	0.00	0.00	61.71	0.00	0.00	0.00	0.00	0.00	0.00	823.77

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	2607.18	711.05	711.05	0.00	1564.30	0.00	5593.58	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2607.18	0.00	0.00	0.00	0.00	0.00	2607.18	0.00	1714.50
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.07	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO car	REQ. RATIO Scooter	NO.OF Tene/Area	PRP. RATIO car	PRP. RATIO Scooter
Total	-	-	-	-	0.00	0.00

Parking Check As Per Multiplying Factor : 0.70

Building Name	Required Car/Mini Bus	Required Scooter	Proposed Car/Mini Bus	Proposed Scooter	Status
Total	0	0	11	30	OK

SCHEDULE OF OPENING:

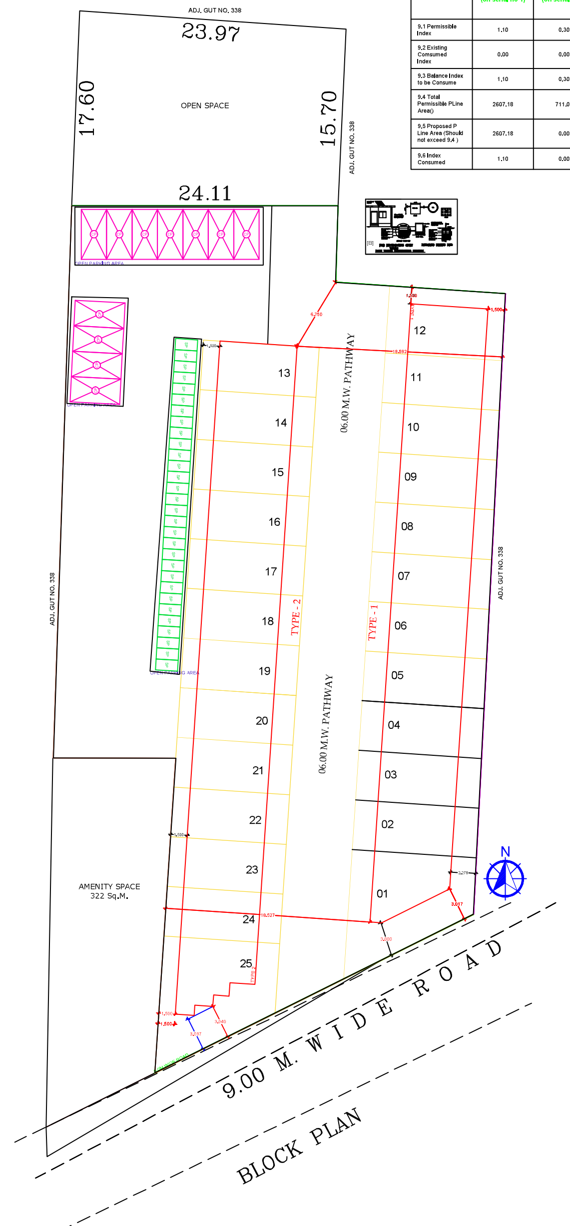
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
TYPE 1	W	1.50	1.20	11
TYPE 1	W	1.20	1.20	12
TYPE 1	V	0.60	25.00	25
TYPE 1	WI	1.50	1.20	24
TYPE 2	W	1.50	1.20	14
TYPE 2	WI	1.50	1.20	28
TYPE 2	W	1.20	1.20	13
TYPE 2	V	0.60	27.00	27

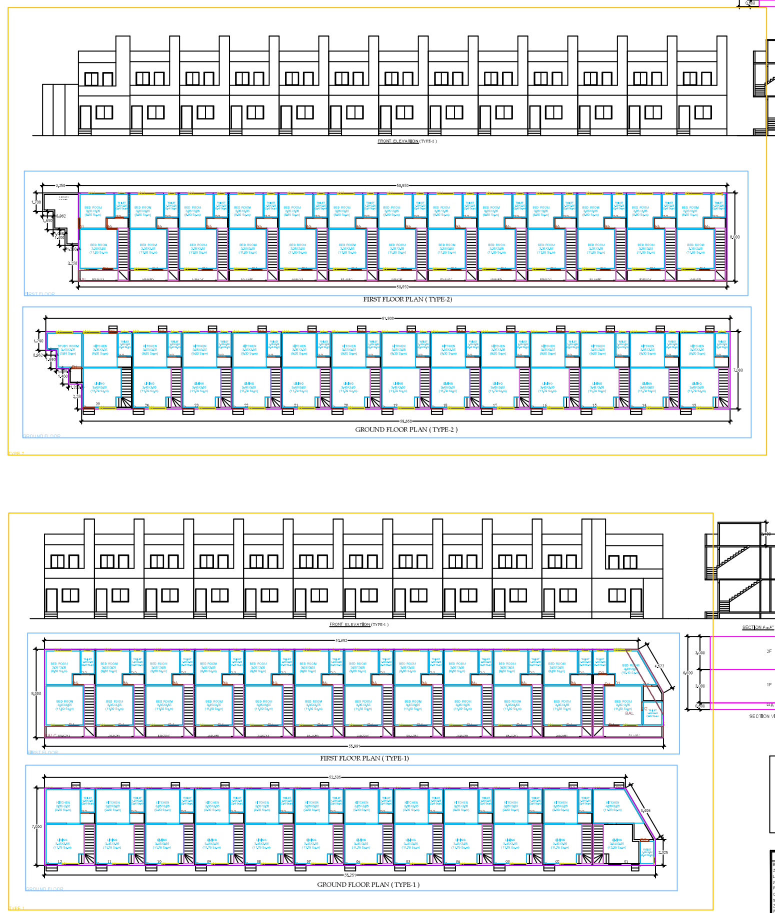
SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
TYPE 1	D	1.00	2.10	11
TYPE 1	D2	0.75	2.10	38
TYPE 1	D1	0.90	2.10	36
TYPE 2	D2	0.90	2.10	1
TYPE 2	D	1.00	2.10	13
TYPE 2	D2	0.75	2.10	39
TYPE 2	D1	0.90	2.10	40

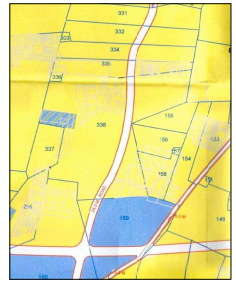
CARPET AREA STATEMENT

BUILDING	ROW HOUSE NO	FLOOR	CARPET AREA
TYPE-01	01	GROUND & FIRST FLOOR	61.00 SQ.m
TYPE-01	02,03,04,05,06,07,08,09,10,11,12	GROUND & FIRST FLOOR	54.64 SQ.m
TYPE-02	13,14,15,16,17,18,19,20,21,22,23,24	GROUND & FIRST FLOOR	54.64 SQ.m
TYPE-02	25	GROUND & FIRST FLOOR	64.64 SQ.m

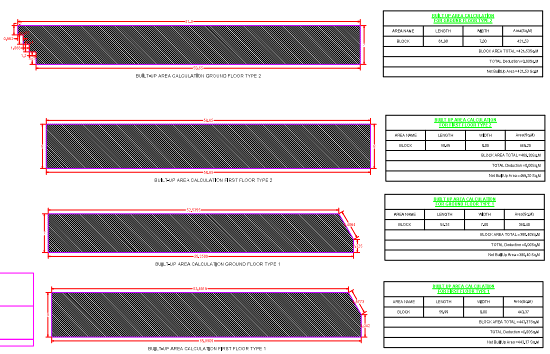




GOOGLE MAP

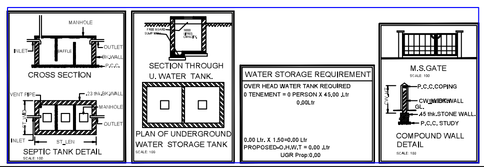


ZONE PLAN



LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED



WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
0 TENEMENT = 0 PERSON X 45.00 Ltr
0.00Ltr

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2370.17
(a) As per ownership document (7/12, CTS extract)	2370.17
(b) as per TILR or City Survey measurement sheet	2370.17
(c) as per Demarcated drawing area	2370.17
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2370.17
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	2370.17
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2370.17
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed ______________	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-01-22 and the dimensions of sides etc. of plot stated onplan 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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address :
,,,Khumbhephal,Kubhephal,Aurangabad-431007,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-0

SITE ADDRESS:
GUT NO.338, AT KUMBHEFAL, TQ. AND DIST. AURANGABAD.

SCALE = 1:100
Date: 22/02/23

SUBMISSION DRAWING