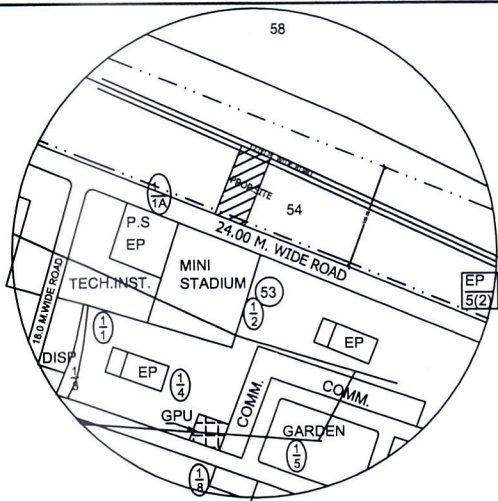




LOCATION PLAN

TENEMENT STATEMENT

TYPE OF BLDG	NOS OF TENEMENT	NOS
A-TYPE	9	NOS
B-TYPE	56	NOS
C-TYPE	12	NOS
D-TYPE	4	NOS
TOTAL	81	NOS

PARKING AREA STATEMENT(RESI.)

OCCUPANCY ONE PARKING SPACE FOR EVAERY		NON CONGESTED AREA(REQUIRED/PROVIDED)	
		CAR+ 5 % VISTER PARKING	SCOOTER + 5 % VISTER
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	81 NOS 2 X1.05X 0.80 FACTOR=34	81 NOS 2 =5X1.05X0.80 FACTOR=170
i) Multi- Family residential			
TOTAL		34 NOS	181 NOS

Approved as amended in red subject to conditions mentioned in this office Letter enclosed 2023/837

Additional Town Planning Officer CIDCO, Waluj Mahanagar.

BUILDING WISE CAR & SCOOTER PARKING STATEMENT(PROVIDED)

DWELLING UNIT NOS	NOS OF CAR	NOS OF SCOOTER
A-TYPE BUILDING	5	46
B-TYPE BUILDING	26	54
C-TYPE BUILDING	0	52
D-TYPE BUILDING	3	29
TOTAL	34	181

AREA STATEMENT

AREA OF LAND (GUT NO.54/P)	4900.000	SQM
AREA OF LAND (GUT NO.53/P)	700.000	SQM
TOTAL LAND AREA	5600.000	SQM
FUTURE DEVELOPMENT OR 25 % LAND		
SURRENDER TO CIDCO (G.NO.54/P)	1225.000	SQM
NET BALANCE LAND AREA	4375.000	SQM
AREA UNDER AMENITY (10%)	438.020	SQM
NET BALANCE AREA FOR GROUP HOUSING SCHEME	3936.980	SQM
BASIC FSI (3936.98 SQM X1.10)	4330.678	SQM
ADDITIONAL FSI 30%(PART)	0.000	SQM
NET(BASIC +ADD FSI	4330.678	SQM
ANCILLARY FSI 60% 2390.00	2360.000	SQM
TOTAL (BASIC+ADD+ANCILLARY)	6690.678	SQM
PROPOSED CONST	6720.678	SQM
TYPE OF BUILDING		
A-TYPE BUILDING	860.520	SQM
B-TYPE BUILDING	4589.184	SQM
C-TYPE BUILDING	878.062	SQM
D-TYPE BUILDING	392.870	SQM
TOTAL B/UP AREA	6720.636	SQM
FSI CONSUMED	1.71	

AREA UNDER OPEN SPACE 10 %	438.440	SQM
AREA UNDER DP(MSEB)	25.000	SQM
UTILITY AREA	12.250	SQM

Proforma – I: Area Statement

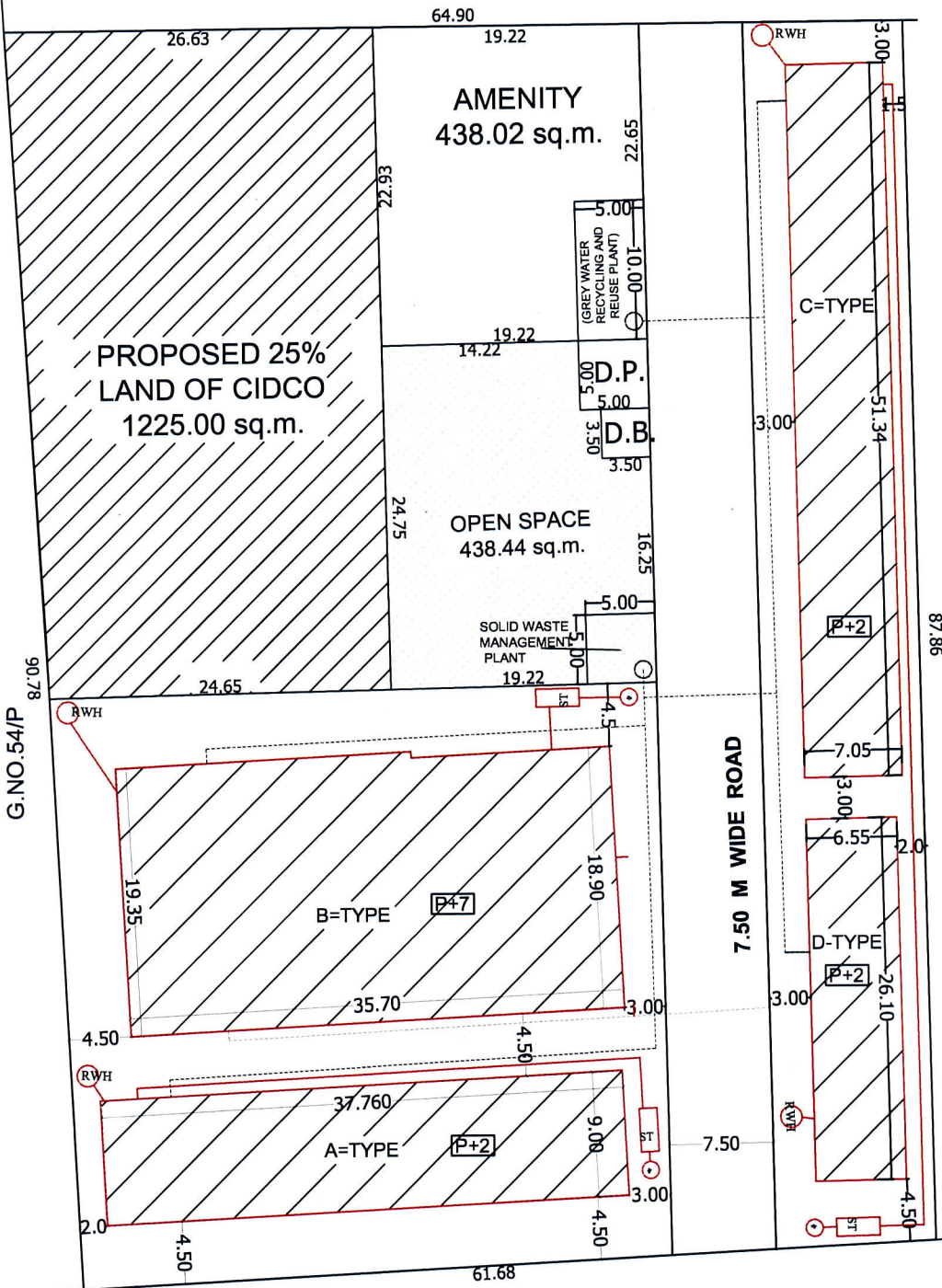
AREA STATEMENT	
1. Area of plot	
(Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	3936.98
(b) as per measurement sheet	3936.98
(c) as per site	3936.98
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
(b) Any D.P. Reservation area (Green Belt)	
(Total a+b)	
3. Balance area of plot (1-2)	3936.98
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	3936.98
6. Recreational Open space (if applicable)	
a) (a) Required -	
b) (b) Proposed -	
7. Internal Road area	
8. Plottable area (if applicable)	3936.980
Net plottable area	3936.980
9. Built up area with reference to Basic F.S.I. as per front road width 3473.54x1.10	4330.678
(Sr. No. 5xbasic FSI)	
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone. ALLOWED	
(b) Proposed FSI on payment of premium. PROP USE	
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	
UDCPR-2020	
(b)In-situ area against Green Belt As Per Udcpr(746.65-184.87)	
[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(d)] or 12 whichever is applicable.	4330.678
(b) Ancillary Area FSI upto 60% or 80%with payment of charges 2390.00	2360.000
(c) Total entitlement (a+b)	6720.678
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}	3.360
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')	6720.636
(c) Total (a+b)	6720.636
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	1.71

PROPOSED RESI.BUILDING PLAN ON GUT NO .53/54 PART AT- WADGAON(K)TQ, DIST. AURANGABAD FOR,M/S GRURDATTA TOWERS & OTHERS 1)MR. H.S.NARKHADE 2)MR. G.S.NARKHADE 3)MR. K.A.CHODHARI 4)MR. M.B.SARODE 5)MR.VINAY CHOUDHARY

FOR,M/S GRURDATTA TOWERS & OTHERS 1)MR. H.S.NARKHADE 2)MR. G.S.NARKHADE 3)MR. K.A.CHODHARI 4)MR. M.B.SARODE 5)MR.VINAY CHOUDHARY

B.VRAUT CIVIL ENGINEER (Lic No-DDMCB/R/2021/APL/01234) R.B & ASSOCIATES Architects,Planner,Designer,Engineers Plot No-12/b,S.No-64 Near Shani Mandir New St Colony Aurangabad. CELL NO.- +91 - 9765550125 OWNERS SIGN ENGINEERS SIGN

12.00 M WIDE ROAD



LAYOUT PLAN SCALE 1:500