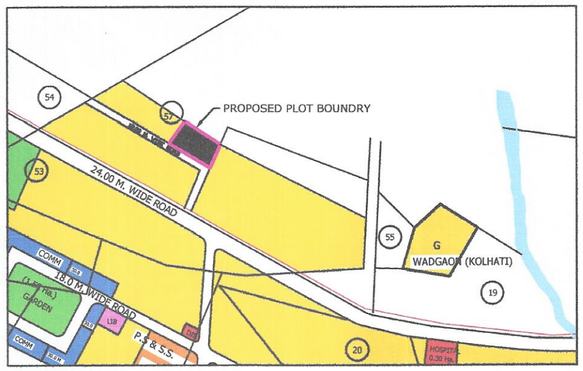


LOCATION PLAN

DETAILS OF PRAPOSED BUILT UP AREA				
Building Name	Floors	Total Floor Area per Building in Sqm	No. of Buildings	Total Floor Area in Sqm
A	P+7	3087.761	1	3087.761
B	P+7	2532.759	1	2532.759
C	P+7	2508.224	3	7524.672
				13145.192
GRAND TOTAL = 13145.192				



LOCATION PLAN

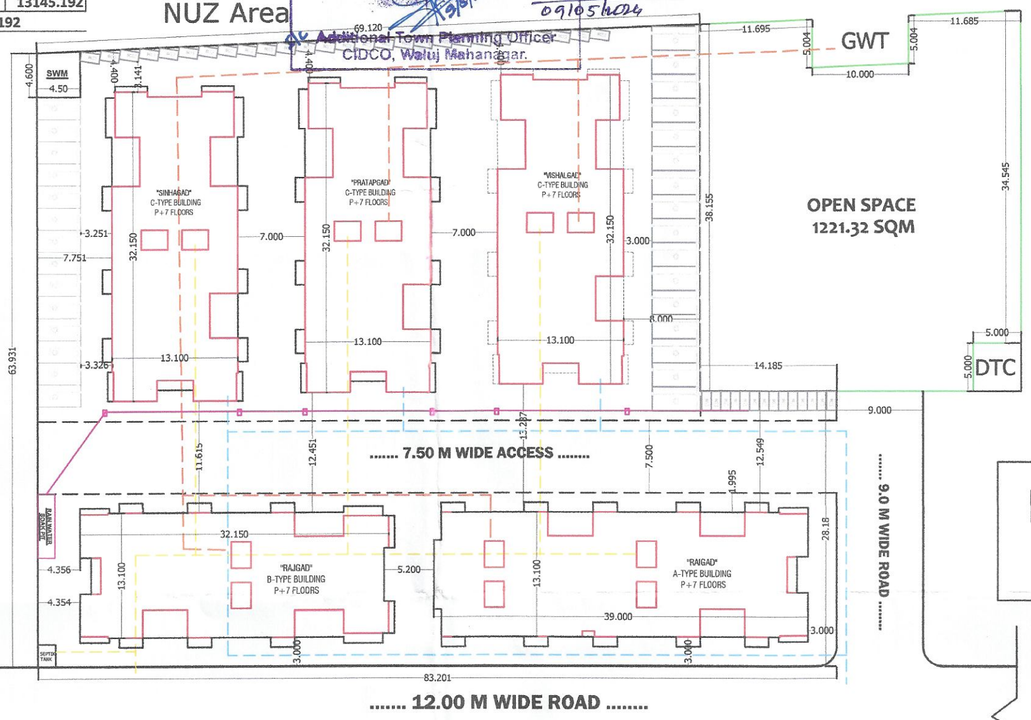
DETAILS OF PARKINGS APER GOVT. OF MAHARASHTRA NOTIFICATION DT.28.12.2022												
Carpet area	Building Type	No. of Tenaments Per Buildings	No. of Buildings	Total Tenaments	Required		Add 5% for visitors		Total		Multiplying factor =0.7	
					car	scooter	car	scooter	car	scooter	car	scooter
Less than 30 Sqmt	A	0	1	0	0	0	0	0	0	0	0	0
	B	7	1	7	0	14	0	0.7	0	14.7	0	11.76
	C	14	3	42	0	84	0	4.2	0	88.2	0	70.56
More than 30 Sqmt but less than 40 Sqmt	A	60	1	60	30	60	1.5	3	31.5	63	22.05	50.4
	B	38	1	38	19	38	0.95	1.9	19.95	39.9	13.965	31.92
	C	32	3	96	48	96	2.4	4.8	50.4	100.8	35.28	80.64
More than 40 Sqmt but less than 80 Sqmt	A	10	1	10	5	25	0.25	1.25	5.25	26.25	3.675	21
	B	10	1	10	5	25	0.25	1.25	5.25	26.25	3.675	21
	C	10	3	30	15	75	0.75	3.75	15.75	78.75	11.025	63
Net Required					293	122	6.1		128.1		89.67	267.96
										SAY	90	268
										Total Praposd	104	268

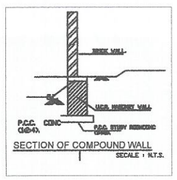
FSI Calulations		
AREA OF PLOT	4893.97	SQM
Built up Area on PRO RATA	5907.022	SQM
BASIC FSI @1.1	6497.7242	SQM
Max.Premium Paid FSI@0.3	1772.1066	SQM
Primium Paid Used	**1718.021**	**SQM**
TOTAL (6497.724+1718.021)	8215.745	SQM
Permisible Ancillary @60%	**4929.447**	**SQM**
TOTAL PERMISIBLE FSI AREA	13145.192	SQM
TOTAL PRAPOSED BUILT UP AREA	13145.192	SQM
FSI CONSUMED	2.686	

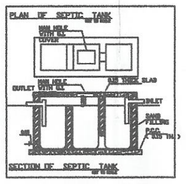
PRAPOSED PARKING DETAILS		
Building Type	Cars	Scooters
A	15	54
B	11	56
C	16X3=48	39X3=117
Open Parking	30	41
TOTAL	**104**	**268**

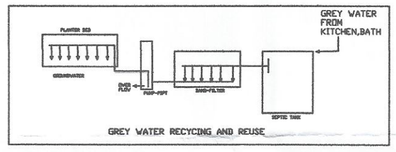
NUZ Area

Approved as amended in red subject to conditions mentioned in this office Letter enclosed
ND.2024(BP)/396
09105/2024
Dy. Additional Town Planning Officer
CIDCO, Waluj Mahanagar.









A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)		
	a) As per ownership document (7/12, CTS extract)	=	4893.97
	b) as per measurement sheet	=	4893.97
	c) as per site	=	4893.97
2	Deductions for	=	
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	=	NA
	b) Any Reservation Area	=	NA
	Total (a+b)	=	NA
3	Balance Area of Plot (1-2)	=	4893.97
4	Amenity Space (if applicable)	=	
	a) Required	=	NA
	b) Adjustment of 2(b), if any -	=	NA
	c) Balance Proposed	=	NA
5	Net Plot Area (3-4(c))	=	4893.97
6	Recreational Open Space (if applicable)	=	
	a) Required	=	NA
	b) Proposed	=	NA
7	Internal Road Area	=	NA
8	Plotable area (if applicable)	=	NA
9	a) Net Plot Area	=	4893.97
	b) Pro-Rata Factor (As per Sanctioned Lay out)	=	1.207
	c) Built up Area on Pro-Rata Basis=9(a)x9(b)=4893.97x1.207	=	5907.022
	d) Built up area with reference to Basic F.S.I. as per front road width =(9(c)X1.1) = 5907.022x1.1	=	6497.724
10	Addition of F.S.I. on Payment of Premium	=	
	(a) Maximum permissible premium FSI - based on road width/ TOD Zone	=	1772.10
	(b) Proposed FSI on Payment of Premium	=	1718.021
11	In - Situ FSI / TDR loading	=	
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(a), if any	=	NA
	(b) In-Situ are against Amenity Space if handed over [2.0 or] .85 x Sr. No. 4(b) and / or (c)],	=	NA
	(c) TDR area	=	NA
	(d)Total in situ / TDR loading proposed (11 (a)+(b)+(c))	=	Nill
12	Additional FSI area under Chapter No. 7	=	NA
13	Total entitlement of FSI in the Proposal	=	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	=	8215.745
	(b) Ancillary Area FSI upto 60% or 80% with payment of chages	=	4929.447
	(c) Total entitlement (a+b)	=	13145.192
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.3) x 1.6 }	=	3.2
15	Total Built-up Area in proposal (excluding area at S.No. 17b)	=	
	a) Existing Built up Area (9481.55+2124.664)	=	NA
	b) Proposed Built up Area (as per ' Pline')	=	13145.192
	c) Total (a+b)	=	13145.192
16	F.S.I. Consumed (15/5) (should not be more than serial No. 14 above)	=	2.686
17	Area for Inclusive Housing, if any	=	
0	a) Required (20% of Sr. No. 5)	=	NA
0	b) Proposed	=	NA

LAY OUT PLAN ON **PLOT NO. 1** , AT GUT NO. 57(P), WADGAON (K), NAGAR -I CIDCO WALUJ MAHANAGAR , CHHATRAPATI SAMBHAJINAGAR.

FOR

M/S RAVIJA RAVINDRA SINGAL

LAY- OUT PLAN

Scale :-1: 500

PROPOSED CONSTRUCTION	
PLOT BOUNDARY & EXISTING AREA SHOWN IN	
AREA UNDER OPEN SPACE SHOWN IN	
GREY WATER LINE SHOWN IN	
DRAINAGE LINE SHOWN IN	
WATER SUPPLY LINE SHOWN IN	
STORM WATER LINE SHOWN IN	

Owner's Declaration –
I/We undersigned hereby confirm that
I/We would abide by plans approved by Authority .
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.

MS RAVIJA RAVINDRA SINGHAL

Certificate of Area:
Certified that the plot under reference was surveyed by me on 08.12.2023 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

AMOL KSHIRSAGAR

ER. AMOL KSHIRSAGAR Reg. No. E / 174 / 93 B.E. (Civil) Aurangabad. CONSULTING ENGINEER

AMOL KSHIRSAGAR
FLAT NO 4,"J" BUILDING R.B. HILLS,
GARKHEDA,
AURANGABAD,
MOBIL NO. 9960669921

ER. AMOL KSHIRSAGAR Reg. No. E / 174 / 93 B.E. (Civil) Aurangabad. CONSULTING ENGINEER