Assistant Director Town Planning
Date: 20/02/2025

Resident Deputy Collector
Date: 21/02/2025

SHEET - 01

Assistant Town Planner
Date: 12/02/2025

Recommended for rejection, proposal number 224471 by Assistant Director Town Planning on 13/02/2025

Head Draftsman
Date: 11/01/2024

Town Planner
Date: 28/10/2024

SITE PLAN.
Scale :- 1 : 50

PROPOSED BUILT UP AREA							
SR. NO.	TYPE	G.F. B/UP AREA	F.F. B/UP AREA	TOTAL B/UP AREA UNIT	TOTAL C/UP AREA UNIT	NO. OF UNIT	TOTAL B/UP AREA OF UNITS
01	P	32.42	27.09	59.51	49.81	05	297.55
02	Q	31.83	26.67	58.50	49.81	43	2515.50
03	R	32.10	26.92	59.02	49.81	17	1003.34
04	S	32.17	0.00	32.17	27.59	04	128.68
05	T	31.49	0.00	31.49	27.59	43	1354.07
				TOTAL		112	5299.14

NOTE :-

CARPET AREA < 30 > 0 = 47 UNITS = $\frac{47}{112}$ = 0.4196

CARPET AREA < 50 > 30 = 65 UNITS = $\frac{65}{112}$ = 0.5803

BLOCK PLAN.
Scale :- 1 : 100

LAYOUT PLAN

Project Details
Proposal code -RPAUR-23-96549
Zone Type - Agricultural Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 708/P
Tahsil : VAIJAPUR
Mouza : shioor B
Prorata Value : 1.000

JOB TITLE

PROPOSED RESI. GROUP HOUSING FOR EWS / LIG PLAN UNDER RULE NO.7.7.2 & 7.7.1 OF UDCPR ON GUT NO.708 (pt.), AT. SHIOOR , TQ.VAIJAPUR, DIST.CHH. SAMBHAJINAGAR.

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.	16813.731
(a) As per ownership document (7/12, CTS extract)	17600.000
(b) as per TILR or City Survey measurement sheet	17000.000
(c) as per Demarcated drawing area	16813.731
LESS	-
2.Area not in possession	0.000
3. Entire area (1-2)	16813.731
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	1604.618
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	1604.618
5.Balance area of plot (3-4)	15209.113
6. Amenity Space	1553.288
(Applicable if (1) > 4000 sqmt)	-
(Required -(a) Upto 4000 sqmt - Nil)	-
(b) Above 4000 sqmt - (a) + 10 % of Total area	0.000
7. Net Plot Area (5-6)	12133.736
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	1520.911
Proposed ____	1522.089
(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	0.000
Proposed	1522.089
(B) Exemption to leave open space subject to availing bonus F.S.I. of 25 %	-
(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 2023-11-02 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.
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.

Name Of : Owner Mukund Sudhakar Kharote

Postal Address : ,,shivoor,Aurangabad,Maharashtra-431116

Phone No.:9421419294

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.--

SITE ADDRESS :
SHIOOR

Name Of Engineer : Padmabhushan Dinkar Saindane

LOGO	ADDRESS OF OFFICE
	OFFICE - Nanded

OWNERS SIGN -	TECHNICAL PERSON SIGN

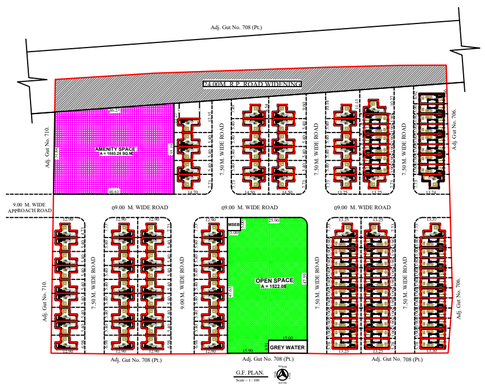
N	SCALE - 1:100	Date: 11/02/25
	JOB NO - RPAUR-23-96549	CHECK BY - -

SUBMISSION DRAWING

Verified by applicant

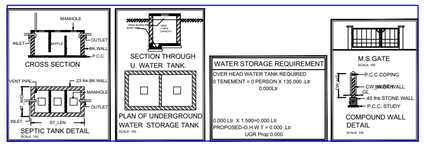
Signature not Verified

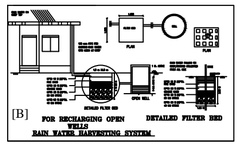
Digitally signed by Collector Chhatrapati Sambhajinagar
Date: 21.02.25 11:47:54 IST
Location: Government Of Maharashtra
Planning Authority: Assistant Director Town Planning Chhatrapati Sambhajinagar Region
Reason: Approved
Approved by Resident Deputy Collector



G.F. PLAN.
Scale :- 1 : 100

F.F. PLAN.
Scale :- 1 : 100





AMENITY CALCULATION		
Sr.No	NAME	AREA(Sq.M)
1	AMENITY SPACE	1553.288
	Total	1553.288

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
EXSTING SHOWN BLUE HATCHED