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 Head Draftsman Assistant Director Town Planning on 13/02/2025
Date: 11/01/2024

Town Planner
Date: 28/10/2024



SITE PLAN.
Scale :- 1 : 50

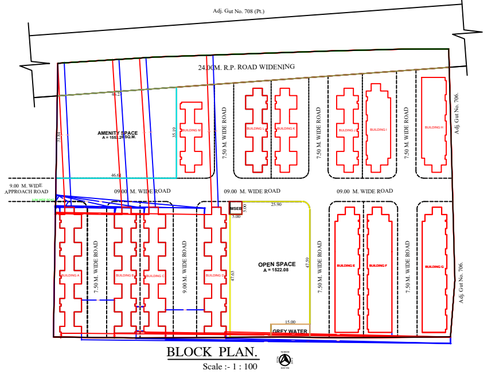
PROPOSED BUILT UP AREA

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

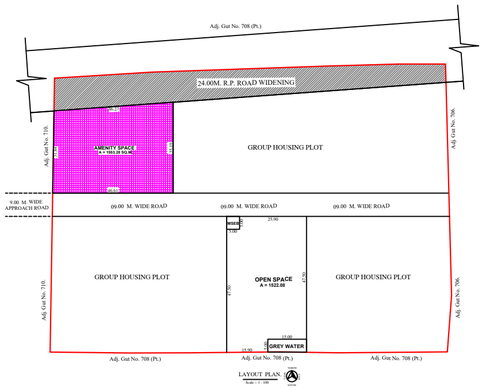
NOTE :-

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

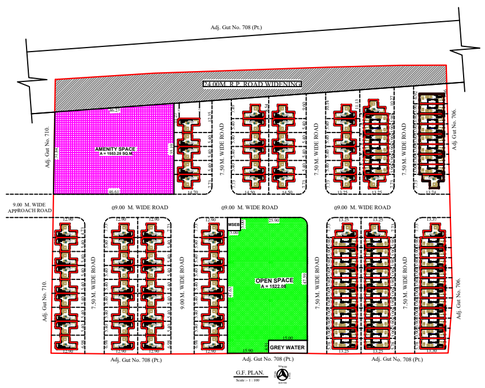
CARPET AREA < 50 > 30 = 65 UNITS = $\frac{65}{112}$ = 0.5803



BLOCK PLAN.
Scale :- 1 : 100



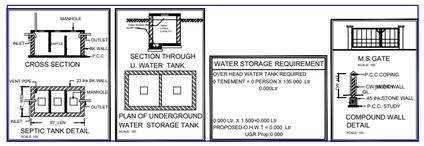
LAYOUT PLAN
Scale :- 1 : 100

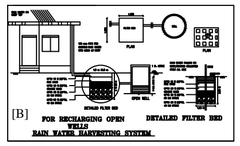


G.F. PLAN.
Scale :- 1 : 100



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

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)	13133.736
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 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.

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 Chhatrapati Sambhajinagar Municipal Corporation
Date: 21.02.25 11:47:54 IST
Location: Town Planning Section
Planning Authority Municipal Corporation Chhatrapati Sambhajinagar
Planning Authority Municipal Corporation Chhatrapati Sambhajinagar
Reason: Approved

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

Assistant Director Town Planning
Date: 20/02/2025

Resident Deputy Collector
Date: 21/02/2025

SHEET - 03

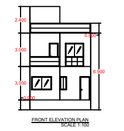


Assistant Town Planner
Date: 12/02/2025

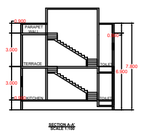


Recommended for rejection, proposal number 224471 by Head Draftsman/Assistant Director Town Planning on 13/02/2025
Date: 11/01/2024

Town Planner
Date: 28/10/2024



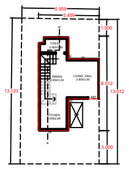
FRONT ELEVATION PLAN
SCALE 1:100



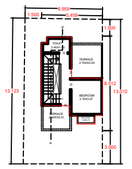
SECTION A-B
SCALE 1:100

'P' TYPE EACH UNIT AREA

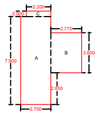
SR. NO.	UNIT	TOTAL B/UP AREA	TOTAL CARPET AREA
01	GROUND FLOOR PLAN	32.42 SQ.M.	27.35 SQ.M.
02	FIRST FLOOR PLAN	27.09 SQ.M.	22.46 SQ.M.
	TOTAL	59.51 SQ.M.	49.81 SQ.M.



'P' TYPE PLAN
GROUND FLOOR PLAN
SCALE 1:100



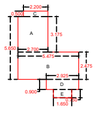
FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR BLOCK PLAN
SCALE 1:100

A = 2.700X7.900 = 21.330 SQ.M.
B = 2.775X3.800 = 9.990 SQ.M.
C = 2.200X0.500 = 1.100 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C) = 32.42 SQ.M.

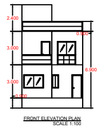


FIRST FLOOR BLOCK PLAN
SCALE 1:100

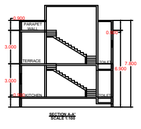
A = 2.700X3.175 = 8.572 SQ.M.
B = 5.475X2.475 = 13.550 SQ.M.
C = 2.200X0.500 = 1.100 SQ.M.
D = 2.925X0.900 = 2.632 SQ.M.
E = 1.650X0.750 = 1.237 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C+D+E) = 27.09 SQ.M.

UNIT (P) - 09,10,27,28,108.



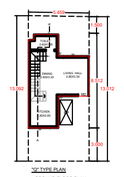
FRONT ELEVATION PLAN
SCALE 1:100



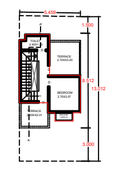
SECTION A-B
SCALE 1:100

'Q' TYPE EACH UNIT AREA

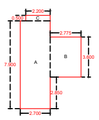
SR. NO.	UNIT	TOTAL B/UP AREA	TOTAL CARPET AREA
01	GROUND FLOOR PLAN	32.42 SQ.M.	27.35 SQ.M.
02	FIRST FLOOR PLAN	27.09 SQ.M.	22.46 SQ.M.
	TOTAL	59.51 SQ.M.	49.81 SQ.M.



'Q' TYPE PLAN
GROUND FLOOR PLAN
SCALE 1:100



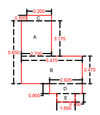
FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR BLOCK PLAN
SCALE 1:100

A = 2.700X7.900 = 21.330 SQ.M.
B = 2.775X3.800 = 9.990 SQ.M.
C = 2.200X0.500 = 1.100 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C) = 32.42 SQ.M.

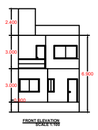


FIRST FLOOR BLOCK PLAN
SCALE 1:100

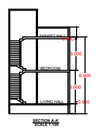
A = 2.700X3.175 = 8.572 SQ.M.
B = 5.475X2.475 = 13.550 SQ.M.
C = 2.200X0.500 = 1.100 SQ.M.
D = 2.925X0.900 = 2.632 SQ.M.
E = 1.650X0.750 = 1.237 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C+D+E) = 27.09 SQ.M.

UNIT (Q) - 02,03,04,05,06,07, 08,11,12,13,14,15, 16,17,20,21,22,23, 24,25,26,29,30,31, 32,33,34,35,91,92, 39,94,97,98,99,100, 103,104,105,106,109, 110,111.



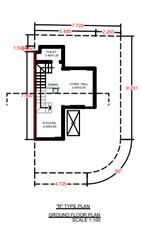
FRONT ELEVATION PLAN
SCALE 1:100



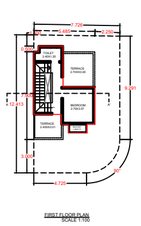
SECTION A-B
SCALE 1:100

'R' TYPE EACH UNIT AREA

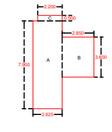
SR. NO.	UNIT	TOTAL B/UP AREA	TOTAL CARPET AREA
01	GROUND FLOOR PLAN	32.10 SQ.M.	27.35 SQ.M.
02	FIRST FLOOR PLAN	26.92 SQ.M.	22.46 SQ.M.
	TOTAL	59.02 SQ.M.	49.81 SQ.M.



'R' TYPE PLAN
GROUND FLOOR PLAN
SCALE 1:100



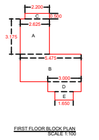
FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR BLOCK PLAN
SCALE 1:100

A = 2.625X7.900 = 20.737 SQ.M.
B = 2.850X3.600 = 10.260 SQ.M.
C = 2.200X0.500 = 1.100 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C) = 32.10 SQ.M.



FIRST FLOOR BLOCK PLAN
SCALE 1:100

A = 2.625X3.175 = 8.334 SQ.M.
B = 5.475X2.475 = 13.550 SQ.M.
C = 3.000X0.500 = 1.500 SQ.M.
D = 2.925X0.900 = 2.632 SQ.M.
E = 1.650X0.750 = 1.237 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C+D+E) = 26.92 SQ.M.

UNIT (R) - 01,18,19,36,37,60,61,73,82,89, 90, 95,96,101,102,107,112.

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

Project Details

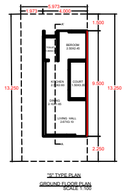
Proposal code -RPAUR-23-96549
Zone Type - Agricultural Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 708/P
Tahsil : VAIJAPUR
Mouza : shioor B
Prorata Value : 1.000



FRONT ELEVATION
SCALE 1:100



SECTION A-B
SCALE 1:100



'S' TYPE PLAN
GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR BLOCK PLAN
SCALE 1:100

A = 3.975X9.050 = 35.973 SQ.M.
B = 2.725X0.450 = 1.226 SQ.M.
DUCT "C" = 1.500X0.350 = 5.025 SQ.M.

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C) = 32.17 SQ.M.

'S' TYPE EACH UNIT AREA

SR. NO.	UNIT	TOTAL B/UP AREA	TOTAL CARPET AREA
01	GROUND FLOOR PLAN	32.17 SQ.M.	27.59 SQ.M.
	TOTAL	32.17 SQ.M.	27.59 SQ.M.

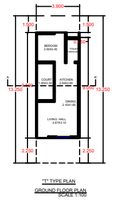
UNIT (S) - 48,49,72,81.



FRONT ELEVATION
SCALE 1:100



SECTION A-B
SCALE 1:100



'T' TYPE PLAN
GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR BLOCK PLAN
SCALE 1:100

A = 3.900X9.050 = 35.295 SQ.M.
B = 2.725X0.450 = 1.226 SQ.M.
DUCT "C" = 1.500X0.350 = 5.025

TOTAL BUILT-UP AREA OF BLOCK
(A+B+C) = 31.49 SQ.M.

'T' TYPE EACH UNIT AREA

SR. NO.	UNIT	TOTAL B/UP AREA	TOTAL CARPET AREA
01	GROUND FLOOR PLAN	31.49 SQ.M.	27.59 SQ.M.
	TOTAL	31.49 SQ.M.	27.59 SQ.M.

UNIT (T) - 38,39,40,41,42,43,44,45,46,47,50,51,52,53, 54,55,56,57,58,59,62,63,64,65,66,67,68,69, 70,71,74,75,76,77,78,79,80,83,84,85,86,87,88.

Parking Check As Per Multiplying Factor 0.400

	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	14	118	0	20	140	0	OK

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10.10.1 Note:3)	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	0.200	0.300	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000
9.2 Existing Comsumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	0.200	0.300	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	2731.165	4096.748	0.000	0.000	0.000	1987.401	0.000	8815.314	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	2731.165	581.170	0.000	0.000	0.000	1987.398	0.000	5299.733	0.000	5299.733
9.6 Index Consumed	0.200	0.043	0.000	0.000	0.000	0.000	0.000	0.243	0.000	0.000

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
BUILDING A	W	1.450	1.200	9
BUILDING A	KW	1.800	1.200	9
BUILDING A	W	1.650	1.200	9
BUILDING A	W1	0.600	1.200	9
BUILDING A	W1	0.450	1.200	9
BUILDING A	V	0.510	0.600	18
BUILDING C	W	1.450	1.200	9
BUILDING C	KW	1.800	1.200	9
BUILDING C	W	1.650	1.200	9
BUILDING C	W1	0.600	1.200	9
BUILDING C	W1	0.450	1.200	9
BUILDING C	V	0.510	0.600	18
BUILDING D	W	1.450	1.200	9
BUILDING D	KW	1.800	1.200	9
BUILDING D	W	1.650	1.200	9
BUILDING D	W1	0.600	1.200	9
BUILDING D	W1	0.450	1.200	9
BUILDING D	V	0.510	0.600	18
BUILDING E	W	1.450	1.200	9
BUILDING E	KW	1.800	1.200	9
BUILDING E	W	1.650	1.200	9
BUILDING E	W1	0.600	1.200	9
BUILDING E	W1	0.450	1.200	9
BUILDING E	V	0.510	0.600	18
BUILDING F	W	1.450	1.200	9
BUILDING F	KW	1.800	1.200	9
BUILDING F	W	1.650	1.200	9
BUILDING F	W1	0.600	1.200	9
BUILDING F	W1	0.450	1.200	9
BUILDING F	V	0.510	0.600	18
BUILDING G	W	1.450	1.200	9
BUILDING G	KW	1.800	1.200	9
BUILDING G	W	1.650	1.200	9
BUILDING G	W1	0.600	1.200	9
BUILDING G	W1	0.450	1.200	9
BUILDING G	V	0.510	0.600	18
BUILDING H	W	1.450	1.200	9
BUILDING H	KW	1.800	1.200	9
BUILDING H	W	1.650	1.200	9
BUILDING H	W1	0.600	1.200	9
BUILDING H	W1	0.450	1.200	9
BUILDING H	V	0.510	0.600	18
BUILDING I	W	1.450	1.200	9
BUILDING I	KW	1.800	1.200	9
BUILDING I	W	1.650	1.200	9
BUILDING I	W1	0.600	1.200	9
BUILDING I	W1	0.450	1.200	9
BUILDING I	V	0.510	0.600	18
BUILDING B	W	1.450	1.200	9
BUILDING B	KW	1.800	1.200	9
BUILDING B	W	1.650	1.200	9
BUILDING B	W1	0.600	1.200	9
BUILDING B	W1	0.450	1.200	9
BUILDING B	V	0.510	0.600	18
BUILDING J	W	1.450	1.200	9
BUILDING J	KW	1.800	1.200	9
BUILDING J	W	1.650	1.200	9
BUILDING J	W1	0.600	1.200	9
BUILDING J	W1	0.450	1.200	9
BUILDING J	V	0.510	0.600	18
BUILDING K	W	1.450	1.200	9
BUILDING K	KW	1.800	1.200	9
BUILDING K	W	1.650	1.200	9
BUILDING K	W1	0.600	1.200	9
BUILDING K	W1	0.450	1.200	9
BUILDING K	V	0.510	0.600	18
BUILDING L	W	1.450	1.200	9
BUILDING L	KW	1.800	1.200	9
BUILDING L	W	1.650	1.200	9
BUILDING L	W1	0.600	1.200	9
BUILDING L	W1	0.450	1.200	9
BUILDING L	V	0.510	0.600	18
BUILDING M	W	1.450	1.200	9
BUILDING M	KW	1.800	1.200	9
BUILDING M	W	1.650	1.200	9
BUILDING M	W1	0.600	1.200	9
BUILDING M	W1	0.450	1.200	9
BUILDING M	V	0.510	0.600	18

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
BUILDING A	D1	0.810	2.100	9
BUILDING A	D1	0.850	2.100	18
BUILDING A	D2	0.750	2.100	18
BUILDING A	MD	0.900	2.100	9
BUILDING C	D1	0.810	2.100	9
BUILDING C	D1	0.850	2.100	18
BUILDING C	D2	0.750	2.100	18
BUILDING C	MD	0.900	2.100	9
BUILDING D	D1	0.810	2.100	9
BUILDING D	D1	0.850	2.100	18
BUILDING D	D2	0.750	2.100	18
BUILDING D	MD	0.900	2.100	9
BUILDING E	D1	0.810	2.100	9
BUILDING E	D1	0.850	2.100	18
BUILDING E	D2	0.750	2.100	18
BUILDING E	MD	0.900	2.100	9
BUILDING F	D1	0.810	2.100	9
BUILDING F	D1	0.850	2.100	18
BUILDING F	D2	0.750	2.100	18
BUILDING F	MD	0.900	2.100	9
BUILDING G	D1	0.810	2.100	9
BUILDING G	D1	0.850	2.100	18
BUILDING G	D2	0.750	2.100	18
BUILDING G	MD	0.900	2.100	9
BUILDING H	D1	0.810	2.100	9
BUILDING H	D1	0.850	2.100	18
BUILDING H	D2	0.750	2.100	18
BUILDING H	MD	0.900	2.100	9
BUILDING I	D1	0.810	2.100	9
BUILDING I	D1	0.850	2.100	18
BUILDING I	D2	0.750	2.100	18
BUILDING I	MD	0.900	2.100	9
BUILDING B	D1	0.810	2.100	9
BUILDING B	D1	0.850	2.100	18
BUILDING B	D2	0.750	2.100	18
BUILDING B	MD	0.900	2.100	9
BUILDING J	D1	0.810	2.100	9
BUILDING J	D1	0.850	2.100	18
BUILDING J	D2	0.750	2.100	18
BUILDING J	MD	0.900	2.100	9
BUILDING K	D1	0.810	2.100	9
BUILDING K	D1	0.850	2.100	18
BUILDING K	D2	0.750	2.100	18
BUILDING K	MD	0.900	2.100	9
BUILDING L	D1	0.810	2.100	9
BUILDING L	D1	0.850	2.100	18
BUILDING L	D2	0.750	2.100	18
BUILDING L	MD	0.900	2.100	9
BUILDING M	D1	0.810	2.100	9
BUILDING M	D1	0.850	2.100	18
BUILDING M	D2	0.750	2.100	18
BUILDING M	MD	0.900	2.100	9

Building Name	Use	Tenement Area	Parking (Check Table 14)			Required		Provided		
			Car	Scooter	MO-OP Trans/Autorickshaw	Car	Scooter/MP	Car	Scooter/MP	Transport Vehicle/Ambulance /Mini Bus
BUILDING M	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	5	2.500	5.000	-	-	-
BUILDING L	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	6	3.000	6.000	-	-	-
BUILDING K	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	6	3.000	6.000	-	-	-
BUILDING J	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	6	3.000	6.000	-	-	-
BUILDING B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.500	9.000	-	-	-
BUILDING I	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	2	1.000	2.000	-	-	-
BUILDING I	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	6	0.000	6.000	-	-	-
BUILDING H	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	1	0.500	1.000	-	-	-
BUILDING H	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	8	0.000	8.000	-	-	-
BUILDING G	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	1	0.500	1.000	-	-	-
BUILDING G	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	11	0.000	11.000	-	-	-
BUILDING F	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	1	0.500	1.000	-	-	-
BUILDING F	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	11	0.000	11.000	-	-	-
BUILDING E	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	1	0.500	1.000	-	-	-
BUILDING E	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	11	0.000	11.000	-	-	-
BUILDING D	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.500	9.000	-	-	-
BUILDING C	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.500	9.000	-	-	-
BUILDING A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	9	4.500	9.000	-	-	-
Total	-	-	-	-	-	30.000	112.000	-	-	-
Others parkings(%)	-	-	-	-	-	1.000	9.000	-	-	-
Total	-	-	-	-	-	34.125	117.600	0.000	-	-

JOB TITLE

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

Proforma 1 : 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)	17000.000
(b) as per T&LR 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 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 2023-11-02 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
SCALE - 1:100	Date: 11/02/25
JOB NO - RPAUR-23-96549	CHECK BY - -

Verified by applicant

SUBMISSION DRAWING

Scrutinized not verified

Date:2025.02.20 12:07:50 IST
Reason: Town Planning & Valuation Department
Location: Town Planning & Valuation Department Chhatrapati Sambhajinagar
Project Code: RPAUR-23-96549
Application Number: MH-PMC/PMC/0000/2025
Proposal Number: 224471

SHEET - 02

Assistant Director Town Planning
Date: 20/02/2025

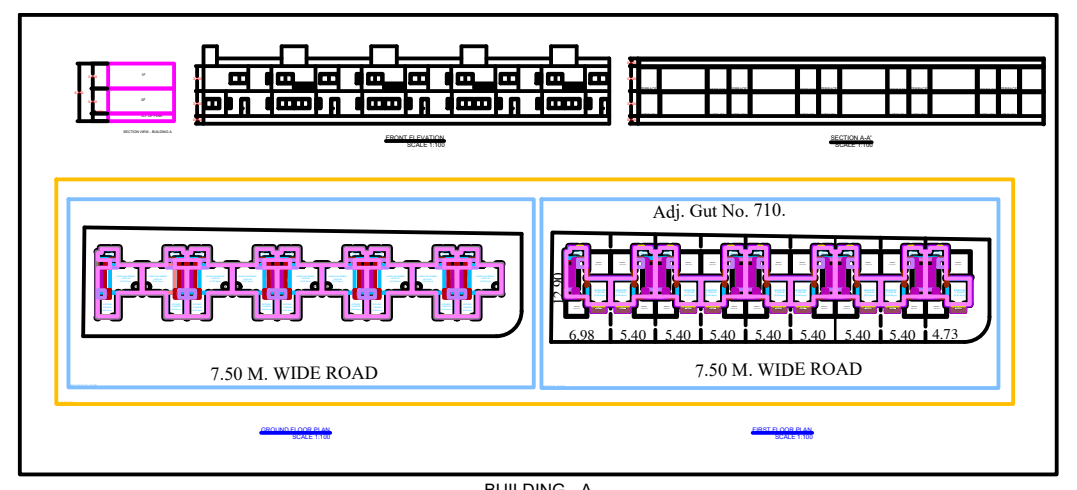
Resident Deputy Collector
Date: 21/02/2025

Assistant Town Planner
Date: 12/02/2025

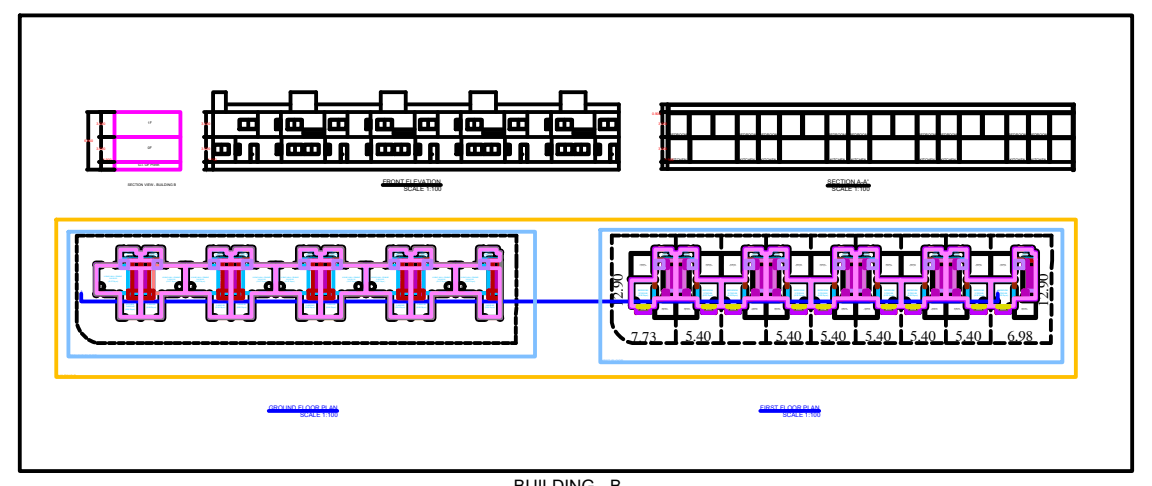
Head Draftsman
Date: 11/01/2024

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

Town Planner
Date: 28/10/2024



BUILDING - A



BUILDING - B

BUILDING A															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING A	FIRST FLOOR	0.000	240.701	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	240.701
BUILDING A	GROUND FLOOR	0.000	287.310	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	287.310
BUILDING A	TOTAL	0.000	528.011	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	528.011

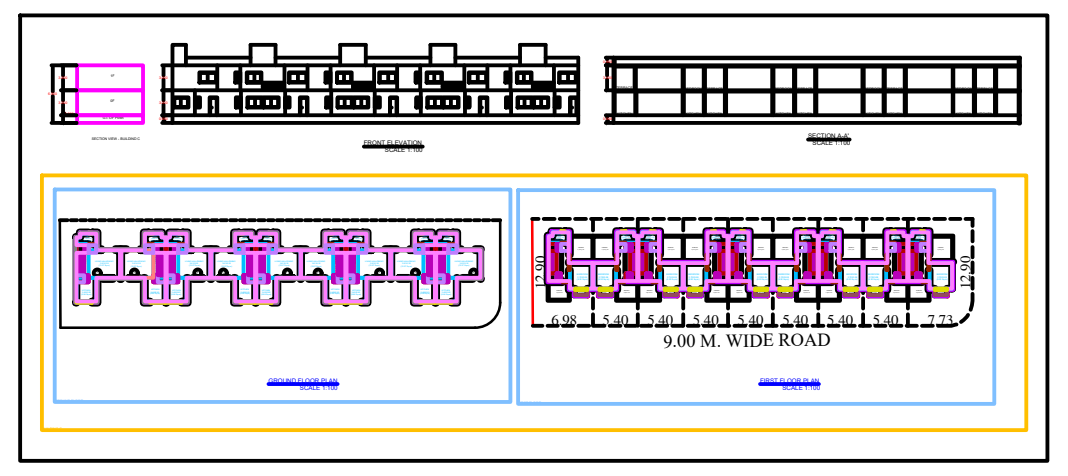
BUILDING B															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING B	FIRST FLOOR	0.000	240.701	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	240.701
BUILDING B	GROUND FLOOR	0.000	287.310	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	287.310
BUILDING B	TOTAL	0.000	528.011	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	528.011

Carpet Area Table

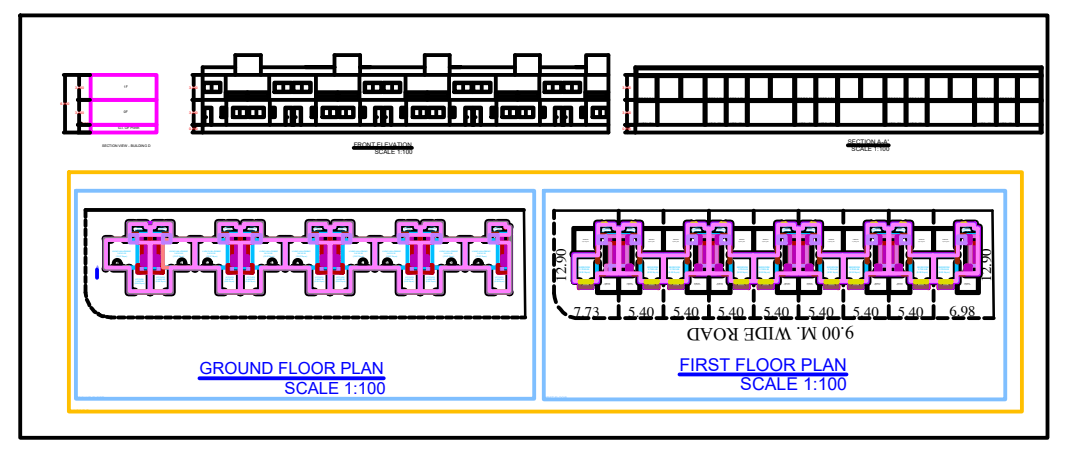
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH01	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH02	1	49.812	0.000	0.000	0.000	49.812
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH03	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH04	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH05	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH06	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH07	1	49.813	0.000	0.000	0.000	49.813
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH08	1	49.812	0.000	0.000	0.000	49.812
BUILDING A	FIRST FLOOR,GROUND FLOOR	RH09	1	49.813	0.000	0.000	0.000	49.813

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING B	FIRST FLOOR	RH10	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH11	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH12	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH13	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH14	1	49.812	0.000	0.000	0.000	49.812
BUILDING B	FIRST FLOOR	RH15	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH16	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH17	1	49.813	0.000	0.000	0.000	49.813
BUILDING B	FIRST FLOOR	RH18	1	49.812	0.000	0.000	0.000	49.812



BUILDING - C



BUILDING - D

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING C

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING C

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING D

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING D

BUILDING C															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING C	FIRST FLOOR	0.000	240.701	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	240.701
BUILDING C	GROUND FLOOR	0.000	287.310	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	287.310
BUILDING C	TOTAL	0.000	528.011	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	528.011

BUILDING D															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING D	FIRST FLOOR	0.000	240.701	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	240.701
BUILDING D	GROUND FLOOR	0.000	287.735	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	287.735
BUILDING D	TOTAL	0.000	528.436	0.000	0.000	0.000	0.000	8.478	0.000	0.000	0.000	0.000	0.000	0.000	528.436

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING C	FIRST FLOOR	RH19	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH20	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH21	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH22	1	49.812	0.000	0.000	0.000	49.812
BUILDING C	FIRST FLOOR	RH23	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH24	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH25	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH26	1	49.813	0.000	0.000	0.000	49.813
BUILDING C	FIRST FLOOR	RH27	1	49.813	0.000	0.000	0.000	49.813

Carpet Area Table

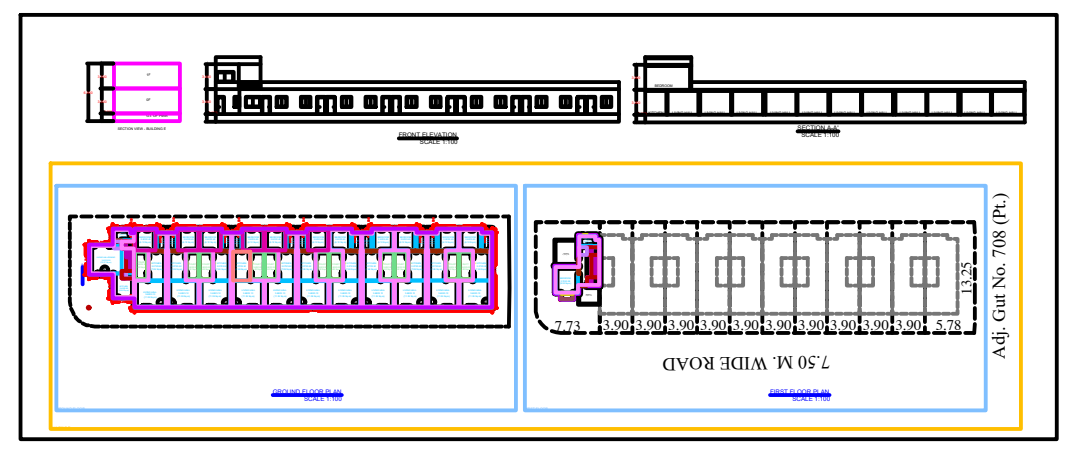
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING D	FIRST FLOOR	RH28	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RJ29	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH30	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH31	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH32	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH33	1	49.813	0.000	0.000	0.000	49.813
BUILDING D	FIRST FLOOR	RH34	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH35	1	49.812	0.000	0.000	0.000	49.812
BUILDING D	FIRST FLOOR	RH36	1	49.813	0.000	0.000	0.000	49.813

Project Details

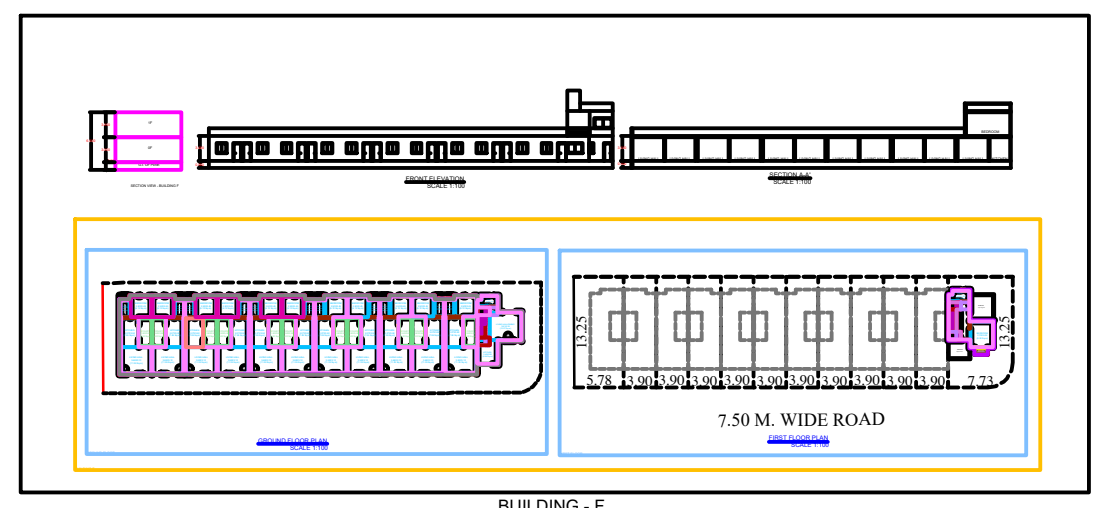
Proposal code -RPAUR-23-96549
Zone Type - Agricultural Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 708/P
Tahsil : VAIJAPUR
Mouza : shioor B
Prorata Value : 1.000

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



BUILDING - E



BUILDING - F

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING E

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING E

BUILT UP AREA CALCULATION FOR FIRST FLOOR BUILDING E

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7.800	5.475	26.922
BLOCK AREA TOTAL =26.922Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =26.922 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING F

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING F

BUILDING E															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING E	FIRST FLOOR	0.000	26.922	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	0.000	0.000	0.000	26.922
BUILDING E	GROUND FLOOR	0.000	434.510	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	55.275	0.000	0.000	379.235
BUILDING E	TOTAL	0.000	461.432	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	55.275	0.000	0.000	406.157

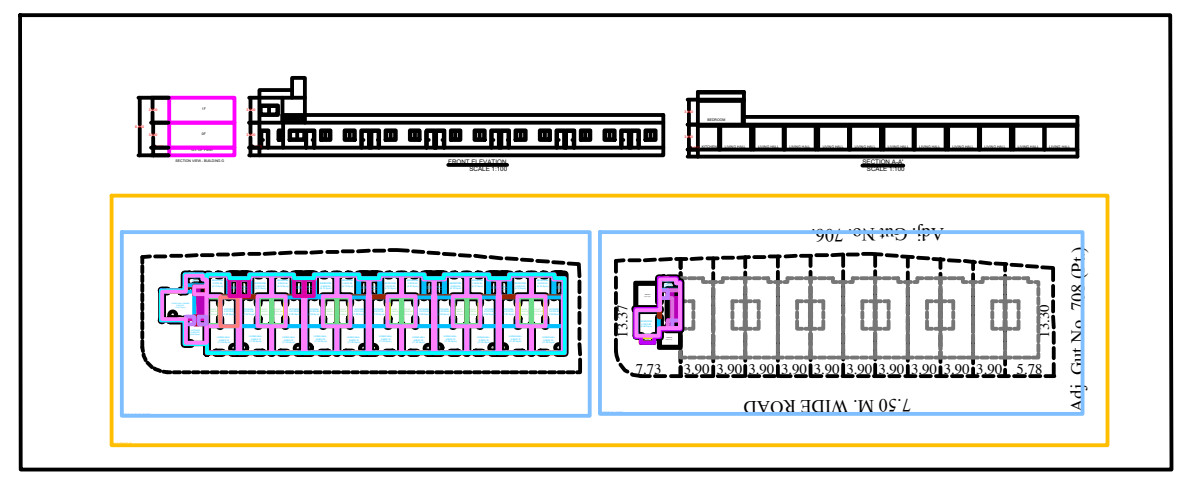
BUILDING F															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING F	FIRST FLOOR	0.000	26.923	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	0.000	0.000	0.000	26.923
BUILDING F	GROUND FLOOR	0.000	434.510	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	55.275	0.000	0.000	379.235
BUILDING F	TOTAL	0.000	461.433	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	55.275	0.000	0.000	406.158

Carpet Area Table

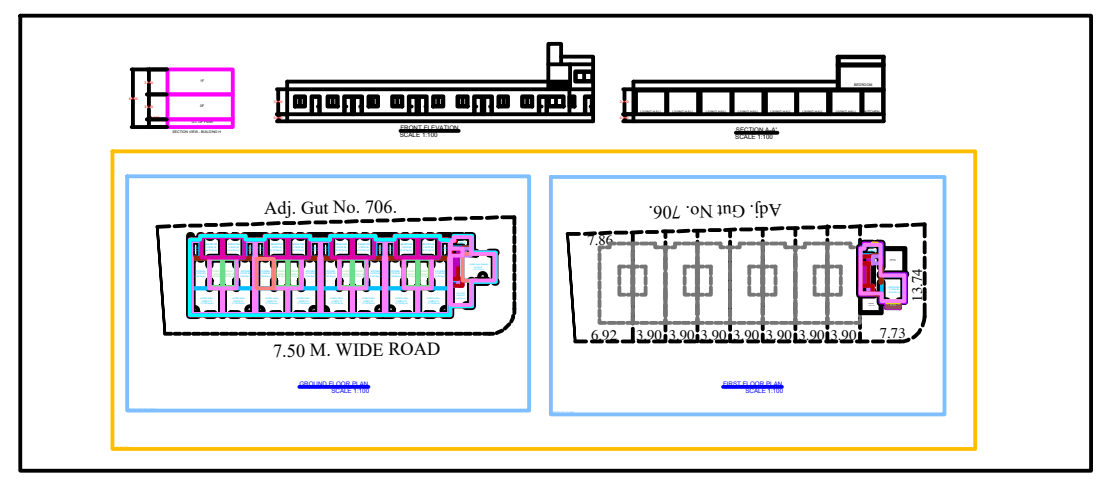
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING E	GROUND FLOOR	GF38	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF39	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF40	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF41	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF42	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF43	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF44	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF45	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF46	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF47	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	GROUND FLOOR	GF48	1	27.590	0.000	0.000	0.000	27.590
BUILDING E	FIRST FLOOR	RH37	1	49.812	0.000	0.000	0.000	49.812

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING F	GROUND FLOOR	GF49	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF50	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF51	1	27.580	0.000	0.000	0.000	27.580
BUILDING F	GROUND FLOOR	GF52	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF53	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF54	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF55	1	27.580	0.000	0.000	0.000	27.580
BUILDING F	GROUND FLOOR	GF56	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF57	1	27.580	0.000	0.000	0.000	27.580
BUILDING F	GROUND FLOOR	GF58	1	27.590	0.000	0.000	0.000	27.590
BUILDING F	GROUND FLOOR	GF59	1	27.580	0.000	0.000	0.000	27.580
BUILDING F	FIRST FLOOR	RH60	1	49.813	0.000	0.000	0.000	49.813



BUILDING - G



BUILDING - H

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING G

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING G

BUILT UP AREA CALCULATION FOR FIRST FLOOR BUILDING G

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7.800	5.475	26.923
BLOCK AREA TOTAL =26.923Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =26.923 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING H

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING H

BUILDING G															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING G	FIRST FLOOR	0.000	26.923	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	0.000	0.000	0.000	26.923
BUILDING G	GROUND FLOOR	0.000	434.510	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	55.275	0.000	0.000	379.235
BUILDING G	TOTAL	0.000	461.433	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	55.275	0.000	0.000	406.158

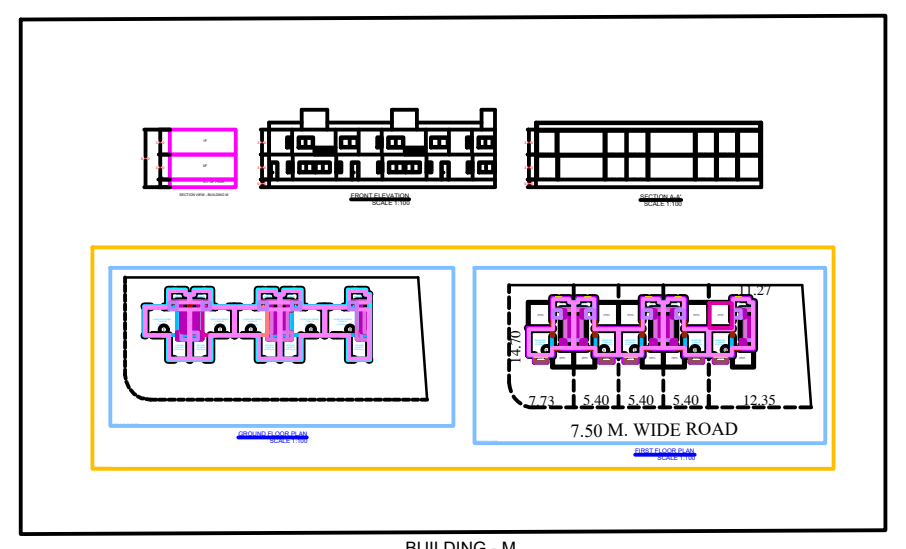
BUILDING H															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING H	FIRST FLOOR	0.000	26.922	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	0.000	0.000	0.000	26.922
BUILDING H	GROUND FLOOR	0.000	324.946	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	40.200	0.000	0.000	284.746
BUILDING H	TOTAL	0.000	351.868	0.000	0.000	0.000	0.000	0.942	0.000	0.000	0.000	40.200	0.000	0.000	311.668

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING G	GROUND FLOOR	GF61	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF63	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF64	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF65	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF66	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF67	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF68	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF69	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF70	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF71	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	GROUND FLOOR	GF72	1	27.590	0.000	0.000	0.000	27.590
BUILDING G	FIRST FLOOR	RH61	1	49.812	0.000	0.000	0.000	49.812

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING H	GROUND FLOOR	GF81	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF80	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	79	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF78	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF77	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF76	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF75	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	GROUND FLOOR	GF74	1	27.590	0.000	0.000	0.000	27.590
BUILDING H	FIRST FLOOR	RH73	1	49.812	0.000	0.000	0.000	49.812



BUILDING - M

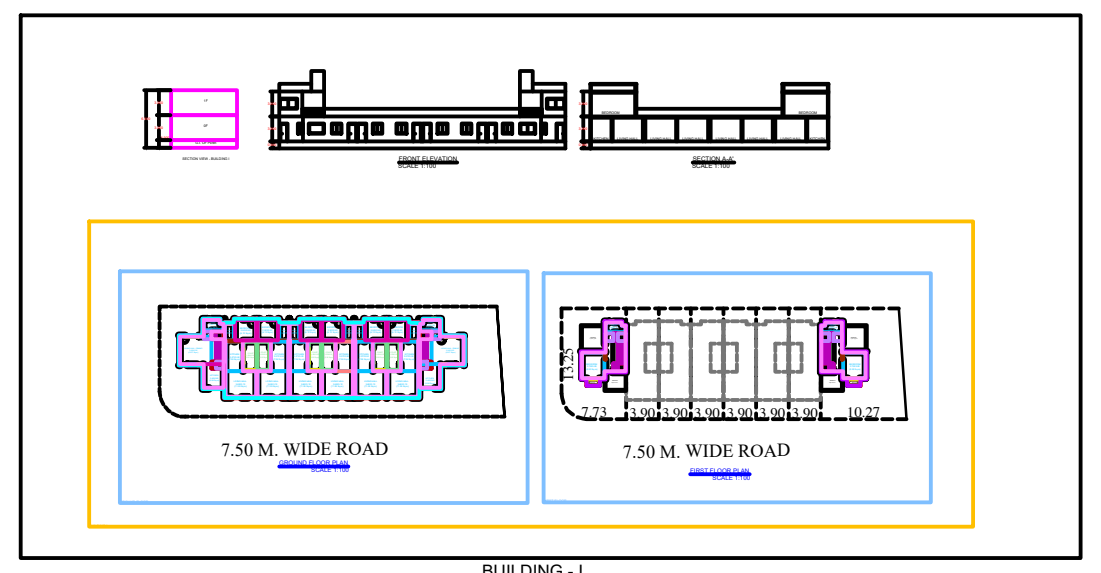
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING M

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING M

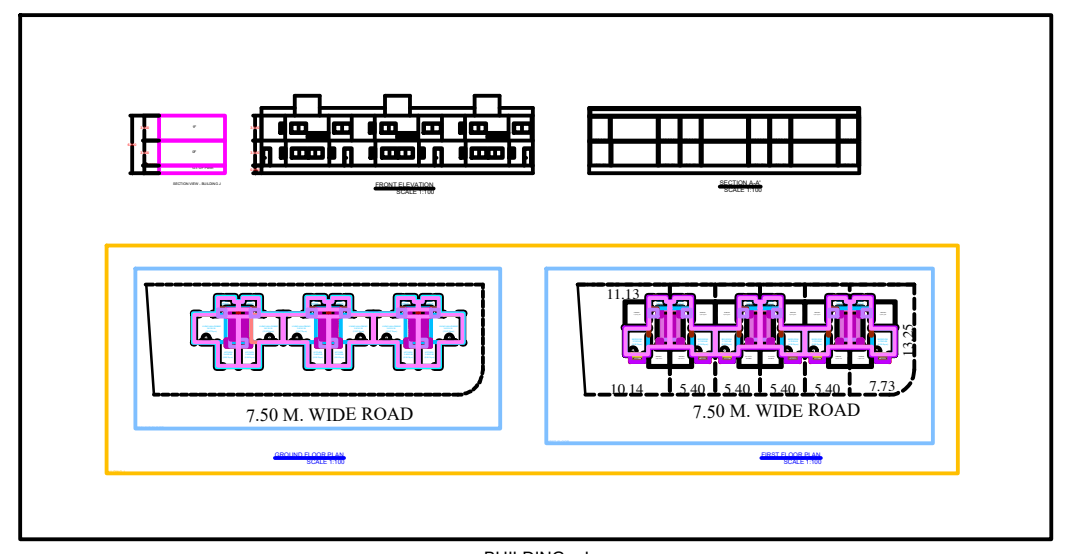
BUILDING M															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING M	FIRST FLOOR	0.000	134.024	0.000	0.000	0.000	0.000	4.710	0.000	0.000	0.000	0.000	0.000	0.000	134.024
BUILDING M	GROUND FLOOR	0.000	160.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	160.000
BUILDING M	TOTAL	0.000	294.024	0.000	0.000	0.000	0.000	4.710	0.000	0.000	0.000	0.000	0.000	0.000	294.024

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING M	FIRST FLOOR	RH108	1	49.812	0.000	0.000	0.000	49.812
BUILDING M	FIRST FLOOR	RH109	1	49.813	0.000	0.000	0.000	49.813
BUILDING M	FIRST FLOOR	RH110	1	49.812	0.000	0.000	0.000	49.812
BUILDING M	FIRST FLOOR	RH111	1	49.812	0.000	0.000	0.000	49.812
BUILDING M	FIRST FLOOR	RH112	1	49.813	0.000	0.000	0.000	49.813



BUILDING - I



BUILDING - J

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING J

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.550	8.400	191.505
BLOCK AREA TOTAL =191.505Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =191.505 Sq.M			

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING J

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.550	7.800	160.522
BLOCK AREA TOTAL =160.522Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =160.522 Sq.M			

BUILDING I															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING I	FIRST FLOOR	0.000	53.845	0.000	0.000	0.000	0.000	1.884	0.000	0.000	0.000	0.000	0.000	0.000	53.845
BUILDING I	GROUND FLOOR	0.000	283.323	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	30.150	0.000	0.000	253.173
BUILDING I	TOTAL	0.000	337.168	0.000	0.000	0.000	0.000	1.884	0.000	0.000	0.000	30.150	0.000	0.000	307.018

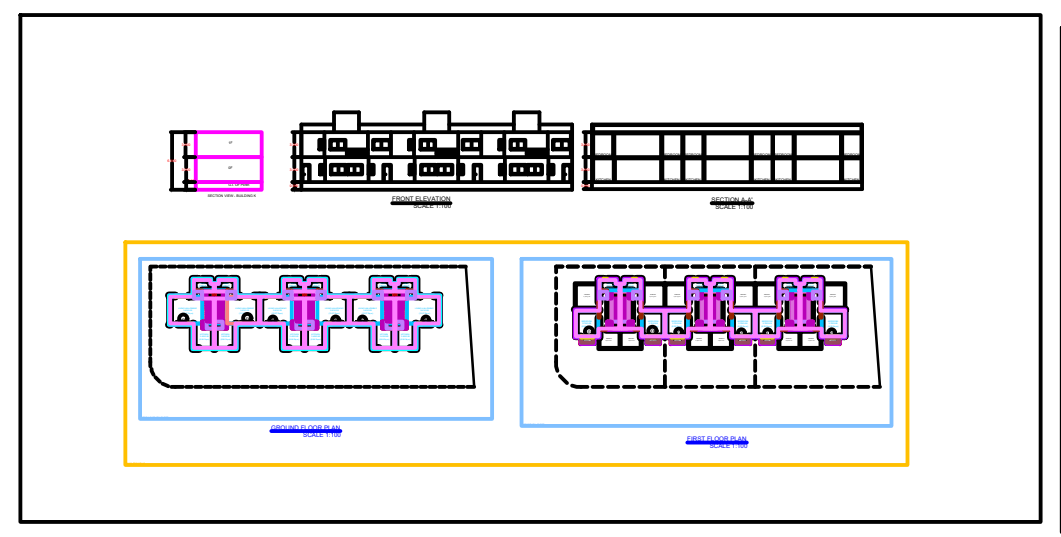
BUILDING J															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING J	FIRST FLOOR	0.000	160.522	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	160.522
BUILDING J	GROUND FLOOR	0.000	191.505	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	191.505
BUILDING J	TOTAL	0.000	352.027	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	352.027

Carpet Area Table

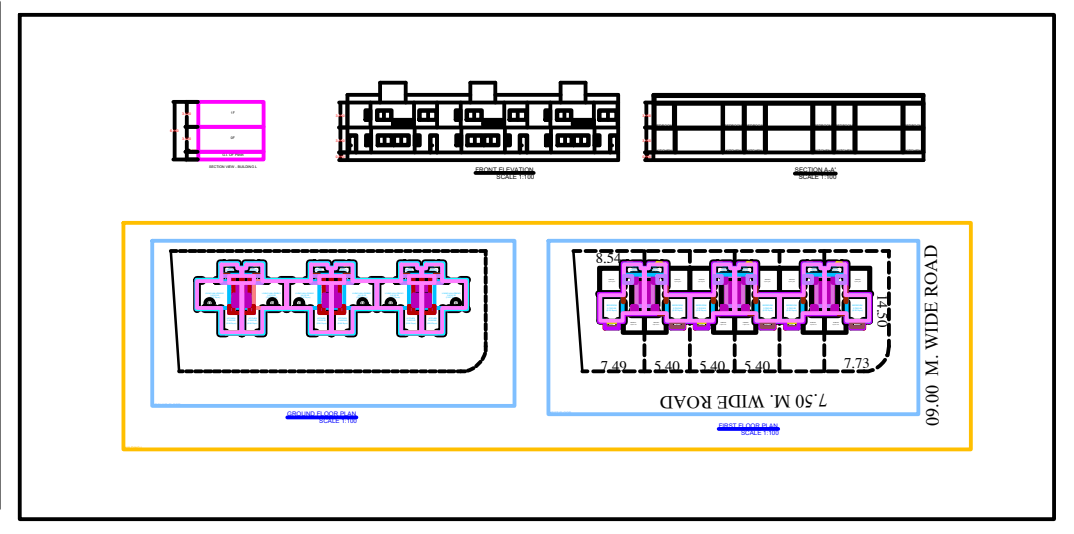
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BULDING J	FIRST FLOOR	RH95	1	49.812	0.000	0.000	0.000	49.812
BULDING J	FIRST FLOOR	RH94	1	49.812	0.000	0.000	0.000	49.812
BULDING J	FIRST FLOOR	RH93	1	49.813	0.000	0.000	0.000	49.813
BULDING J	FIRST FLOOR	RH92	1	49.813	0.000	0.000	0.000	49.813
BULDING J	FIRST FLOOR	RH91	1	49.813	0.000	0.000	0.000	49.813
BULDING J	FIRST FLOOR	RH90	1	49.812	0.000	0.000	0.000	49.812

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING I	GROUND FLOOR	GF83	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	GROUND FLOOR	GF84	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	GROUND FLOOR	GF85	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	GROUND FLOOR	GF86	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	GROUND FLOOR	GF87	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	GROUND FLOOR	GF88	1	27.590	0.000	0.000	0.000	27.590
BUILDING I	FIRST FLOOR	RH89	1	49.813	0.000	0.000	0.000	49.813
BUILDING I	FIRST FLOOR	RH82	1	49.812	0.000	0.000	0.000	49.812



BUILDING - K



BUILDING - L

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING K

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.550	8.400	191.505
BLOCK AREA TOTAL =191.505Sq.M			
TOTAL Deduction =0.000Sq.M			
Net BuiltUp Area =191.505 Sq.M			

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING K

BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING L

BUILT-UP AREA CALCULATION FIRST FLOOR BUILDING L

BUILDING K															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING K	FIRST FLOOR	0.000	160.522	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	160.522
BUILDING K	GROUND FLOOR	0.000	191.505	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	191.505
BUILDING K	TOTAL	0.000	352.027	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	352.027

BUILDING L															
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
BUILDING L	FIRST FLOOR	0.000	160.522	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	160.522
BUILDING L	GROUND FLOOR	0.000	191.505	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	191.505
BUILDING L	TOTAL	0.000	352.027	0.000	0.000	0.000	0.000	5.652	0.000	0.000	0.000	0.000	0.000	0.000	352.027

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING K	FIRST FLOOR	RH96	1	49.813	0.000	0.000	0.000	49.813
BUILDING K	FIRST FLOOR	RH97	1	49.812	0.000	0.000	0.000	49.812
BUILDING K	FIRST FLOOR	RH98	1	49.813	0.000	0.000	0.000	49.813
BUILDING K	FIRST FLOOR	RH99	1	49.812	0.000	0.000	0.000	49.812
BUILDING K	FIRST FLOOR	RH100	1	49.813	0.000	0.000	0.000	49.813
BUILDING K	FIRST FLOOR	RH101	1	49.813	0.000	0.000	0.000	49.813

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING L	FIRST FLOOR	RH102	1	49.813	0.000	0.000	0.000	49.813
BUILDING L	FIRST FLOOR	RH103	1	49.822	0.000	0.000	0.000	49.822
BUILDING L	FIRST FLOOR	RH104	1	49.812	0.000	0.000	0.000	49.812
BUILDING L	FIRST FLOOR	RH105	1	49.813	0.000	0.000	0.000	49.813
BUILDING L	FIRST FLOOR	RH106	1	49.812	0.000	0.000	0.000	49.812
BUILDING L	FIRST FLOOR	RH107	1	49.813	0.000	0.000	0.000	49.813

JOB TITLE

PROPOSED RESI. GROUP HOUSING FOR EWS / LIG PLAN 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 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 2023-11-02 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.

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 - -

Verified by applicant

SUBMISSION DRAWING

Signature Not Verified