

BLOCK PLAN

BLOCK AREA CALCULATION'S.

- 1). $\frac{4.90 + 4.90}{2} \times 10.21 = 50.02$
- 2). $\frac{5.90 + 15.20}{2} \times 28.05 = 295.92$
- 3). $\frac{9.45 \times 29.20}{2} = 137.97$
- 4). $\frac{9.10 + 11.20}{2} \times 31.90 = 323.78$
- 5). $\frac{9.83 + 10.66}{2} \times 32.00 = 327.84$
- 6). $\frac{6.50 + 6.10}{2} \times 12.90 = 81.27$
- 7). $\frac{9.39 + 12.29}{2} \times 27.52 = 298.31$
- 8). $\frac{7.99 \times 21.25}{2} = 84.89$

LAND AREA = 1600.00 SQ.M.

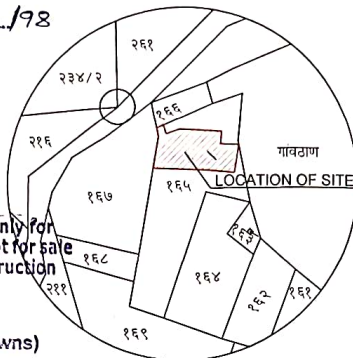
Accompaniment to
Letter No.CIDCO/TPO/AFATLP/202.3/98
Dated 02.11.2023

Amended layout Plan is only for
demarcation purpose and not for sale
of Plot/Flat/Not for construction

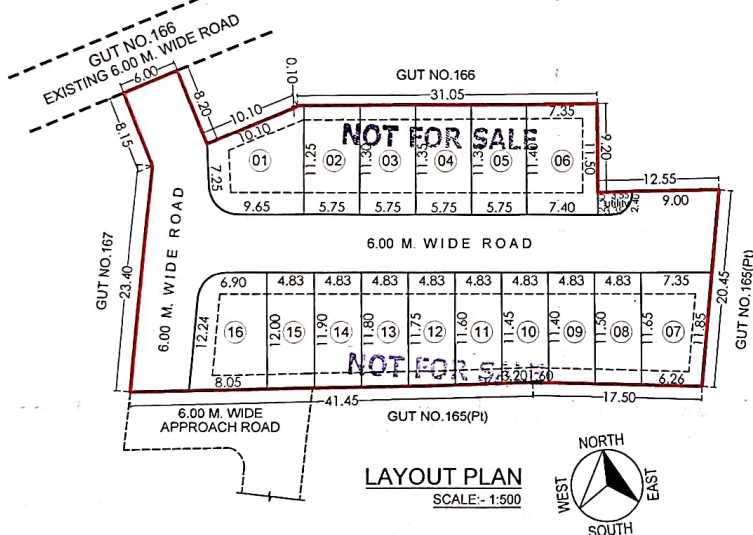
Senior Planner (New Towns)
CIDCO, New Aurangabad.



PART PLAN OF SANCTIONED D.P.



LOCATION PLAN
SCALE - N.T.S.



LAYOUT PLAN
SCALE - 1:500



● PLOT AREA STATEMENT.

Plot No.	Plot area (sq m)	Corner Rounding area of Road (If any) (sq m)	Remaining Plot area (b - c) (sq m)	Prorata FSI Factor	Built up area on pro-rata basis (d x e)	Front Road Width (m)	Basic FSI	Permissible Built-up area on Basic FSI 75% (1.1 x f) (sq m.)	USE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	92.35	1.94	90.41	1.518	137.24	6.00	0.75	113.22	R-1(E.W.S.)
2	64.83		64.83	1.518	98.41	6.00	0.75	81.18	R-1(E.W.S.)
3	65.11		65.11	1.518	98.83	6.00	0.75	81.53	R-1(E.W.S.)
4	65.26		65.26	1.518	99.06	6.00	0.75	81.72	R-1(E.W.S.)
5	65.40		65.40	1.518	99.27	6.00	0.75	81.89	R-1(E.W.S.)
6	84.16		84.16	1.518	127.75	6.00	0.75	105.39	R-1(E.W.S.)
7	79.81		79.81	1.518	121.15	6.00	0.75	99.94	R-1(E.W.S.)
8	55.90		55.90	1.518	84.85	6.00	0.75	70.00	R-1(E.W.S.)
9	55.30		55.30	1.518	83.94	6.00	0.75	69.25	R-1(E.W.S.)
10	54.99		54.99	1.518	83.47	6.00	0.75	68.86	R-1(E.W.S.)
11	55.66		55.66	1.518	84.49	6.00	0.75	69.70	R-1(E.W.S.)
12	56.39		56.39	1.518	85.60	6.00	0.75	70.62	R-1(E.W.S.)
13	56.87		56.87	1.518	86.32	6.00	0.75	71.21	R-1(E.W.S.)
14	57.23		57.23	1.518	86.87	6.00	0.75	71.66	R-1(E.W.S.)
15	57.71		57.71	1.518	87.60	6.00	0.75	72.27	R-1(E.W.S.)
16	90.32	1.94	88.38	1.518	134.16	6.00	0.75	110.68	R-1(E.W.S.)
TOTAL			1053.41 Sq.m.		1599.01 Sq.m.			1319.12 Sq.m.	

● JOB TITLE.

PROPOSED LAYOUT PLAN OF PART OF GUT NO.165,
SITUATED AT. VILLAGE - SAWANGI,
TQ. & DIST. AURANGABAD.
WITHIN CIDCO FRINGE AREA

● AREA STATEMENT.

1) Area of Plot (Minimum area of a,b,c,d to considered)	
a) As per ownership document (7/12)	2112.00 SQ.M.
b) as per measurement sheet	1600.00 SQ.M.
c) as per site	1600.00 SQ.M.
2) Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00 SQ.M.
(b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	
3) Balance area of plot (1 - 2)	1600.00 SQ.M.
4) Amenity space (if applicable)	
(a) Required	00.00 SQ.M.
(b) Adjustment of 2(b)	
(c) Balance proposed	00.00 SQ.M.
5) Net Plot Area (3 - 4 (c))	1600.00 SQ.M.
6) Recreational open space (if applicable)	
(a) Required	211.20 SQ.M.
(b) proposed	NA AS PER UDCPR 3.4.1.(i) (b)
7) Internal Road area	541.67 SQ.M.
8) Service road and Highway widening	0.00 SQ.M.
9) Platable area	1053.41 SQ.M.
10) Pro-rata factor for FSI calculation on layout plots = (5/9)	1.518
11) Area for inclusive housing	
(a) Required	N.A.
(b) proposed	N.A.
12) Utility	4.92 SQ.M.

AREA STATEMENT.

Certified of Area :-

Certified that the plot under reference was surveyed me on 17/08/2023 and the dimensions of side 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

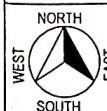
SUNIL B. PATIL
B.ARCH, M.TECH, A.I.I.A., FIV
ARCHITECT PLANNER, VALUER
Reg.No.CA/91/13679

● OWNER NAME

SHRI. SHIVKUMAR KANHOJI JAGDALE

● ARCHITECT SIGNATURE

SUNIL B. PATIL
B.ARCH, M.TECH, A.I.I.A., FIV
ARCHITECT PLANNER, VALUER
Reg.No.CA/91/13679



SCALE:- 1:500