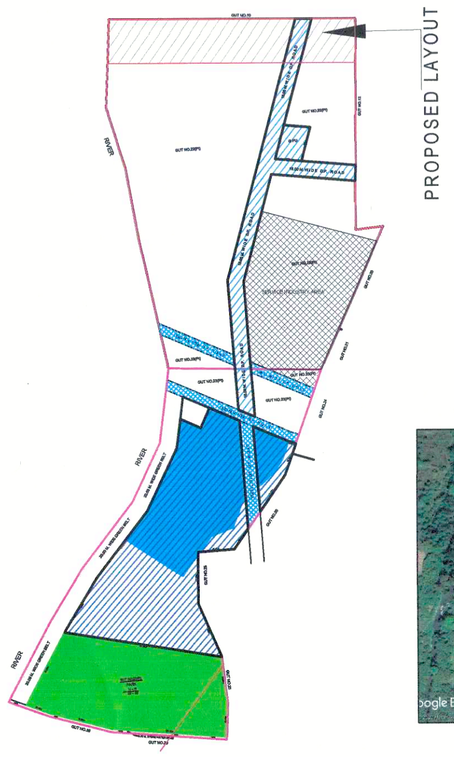


PROPOSED LAYOUT

LOCATION PLAN

Tentatively

1 THE LAYOUT IS FINALLY APPROVED FOR _____ Sq.M ONLY MARKED AS RED FOR PLOT NOS _____
2 PLOT SHOULD NOT BE DEVELOPED OR SOLD WITHOUT N.O.C. FROM CIDCO
3 DEVELOPMENT CHARGES ARE PAID RS. 800985/- ONLY BY CHALLAN NO. 0000 & 0000 DATED 08/01/2024 & 09/01/2024
4 THE OWNER OF LAND WILL HAVE TO DO INTERNAL INFRASTRUCTURE DEVELOPMENT OF THEIR LAND AT HIS OWN COST WITHIN 6 MONTH
5 THIS LAYOUT PERMISSION DOES NOT MEAN THAT THE TITLE OF THIS LAND IS VERIFIED AND CERTIFIED BY CIDCO.
6 NO. DEVELOPMENT SHALL BE TAKEN UP UNLESS THE N.A. PERMISSION IS ISSUED FROM COLLECTOR UNDER PERMISSION OF MLR CODE 1986.

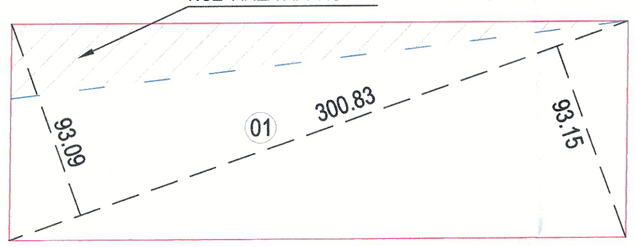
GOOGLE MAP

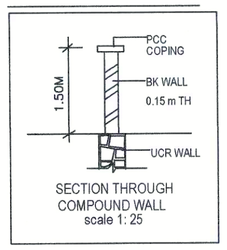
PROPOSED SITE

D.P PLAN

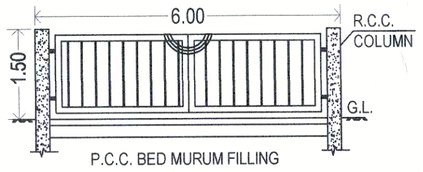
NOT TO SCALE

NUZ AREA APPROVED = 3287.00 SQM.





SECTION THROUGH COMPOUND WALL
scale 1: 25



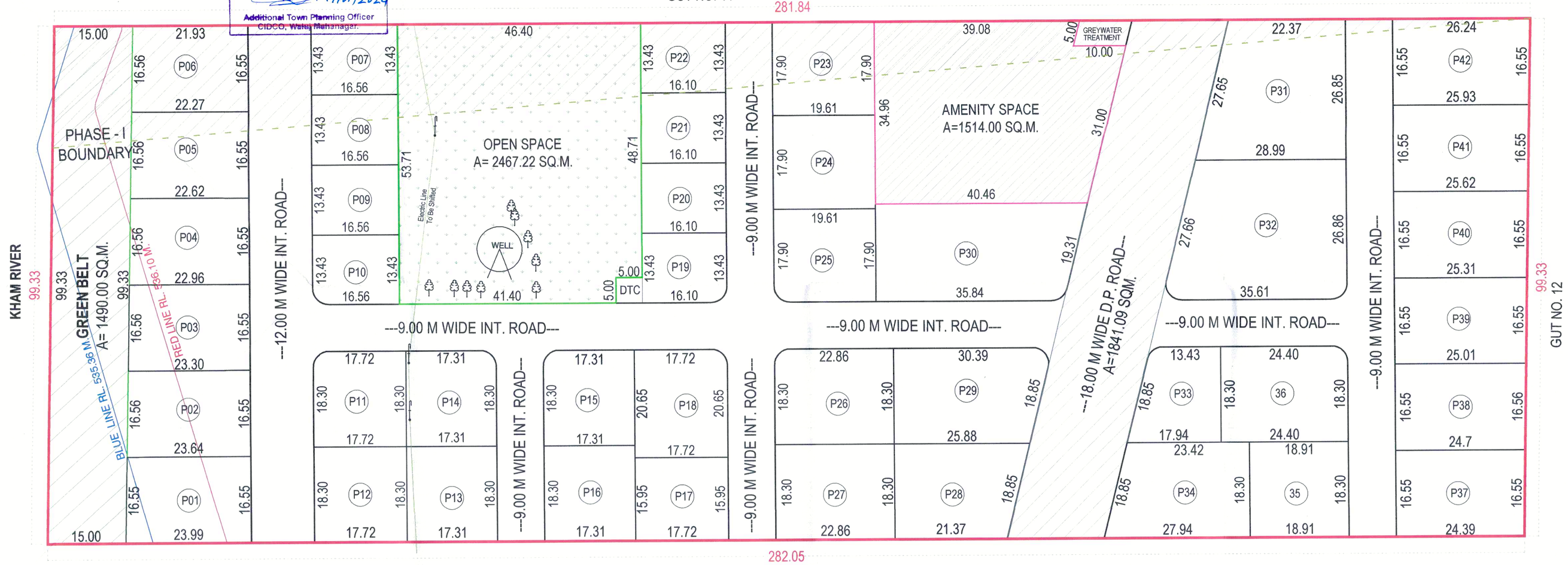
P.C.C. BED MURUM FILLING

BLOCK AREA CALCULATION

$$01)\ \frac{93.09 + 93.15}{2} \times 300.83 = 28013.28\ SQ.M$$

Approved as amended in red subject to conditions mentioned in this office Letter enclosed 2024/TLP/68 17/01/2024
Additional Town Planning Officer CIDCO, Water Mahanagar.

Plot No	Plot Area	Corner Rounding	Remaining Plot (c-d) Sq.M.	Pro-Rata Factor	Built - Up Area On Pro-Rata Basis (e x f) Sq.M.	Front Road Width	Basic FSI	Permissible Built-Up Area On Basic FSI (g x i) Sq.M.	Remark
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
P01	394.16	0.00	394.16	1.4700	579.42	12.0	1.10	637.36	R2
P02	388.42	0.00	388.42	1.4700	570.98	12.0	1.10	628.08	R2
P03	382.80	0.00	382.80	1.4700	562.72	12.0	1.10	618.99	R2
P04	377.17	0.00	377.17	1.4700	554.44	12.0	1.10	609.88	R2
P05	371.46	0.00	371.46	1.4700	546.05	12.0	1.10	600.65	R2
P06	365.85	0.00	365.85	1.4700	537.80	12.0	1.10	591.58	R2
P07	222.40	0.00	222.40	1.4700	326.93	12.0	1.10	359.62	R2
P08	222.40	0.00	222.40	1.4700	326.93	12.0	1.10	359.62	R2
P09	222.40	0.00	222.40	1.4700	326.93	12.0	1.10	359.62	R2
P10	222.40	6.05	216.35	1.4700	318.03	12.0 & 9.0	1.10	349.84	R2
P11	324.27	6.05	318.22	1.4700	467.78	12.0 & 9.0	1.10	514.56	R2
P12	324.27	0.00	324.27	1.4700	476.68	12.0	1.10	524.34	R2
P13	316.77	0.00	316.77	1.4700	465.65	9.0	1.10	512.22	R1
P14	316.77	4.35	312.42	1.4700	459.26	9.0	1.10	505.18	R1
P15	316.77	4.35	312.42	1.4700	459.26	9.0	1.10	505.18	R1
P16	316.77	0.00	316.77	1.4700	465.65	9.0	1.10	512.22	R1
P17	282.63	0.00	282.63	1.4700	415.47	9.0	1.10	457.01	R1
P18	365.91	4.35	361.56	1.4700	531.49	9.0	1.10	584.64	R1
P19	216.22	4.35	211.87	1.4700	311.45	9.0	1.10	342.59	R1
P20	216.22	0.00	216.22	1.4700	317.84	9.0	1.10	349.63	R1
P21	216.22	0.00	216.22	1.4700	317.84	9.0	1.10	349.63	R1
P22	216.22	0.00	216.22	1.4700	317.84	9.0	1.10	349.63	R1
P23	351.01	0.00	351.01	1.4700	515.98	9.0	1.10	567.58	R1
P24	351.01	0.00	351.01	1.4700	515.98	9.0	1.10	567.58	R1
P25	351.01	4.35	346.66	1.4700	509.59	9.0	1.10	560.55	R1
P26	418.33	4.35	413.98	1.4700	608.55	9.0	1.10	669.41	R1
P27	418.33	0.00	418.33	1.4700	614.95	9.0	1.10	676.44	R1
P28	432.33	0.00	432.33	1.4700	635.53	18.0	1.10	699.08	R2
P29	514.87	10.88	503.99	1.4700	740.87	18.0 & 9.0	1.10	814.95	R2
P30	715.31	10.88	704.43	1.4700	1035.51	18.0 & 9.0	1.10	1139.06	R2
P31	689.55	0.00	689.55	1.4700	1013.64	18.0 & 9.0	1.10	1115.00	R2
P32	867.57	15.23	852.34	1.4700	1252.94	18.0 & 9.0	1.10	1378.23	R2
P33	287.03	10.88	276.15	1.4700	405.94	18.0 & 9.0	1.10	446.53	R2
P34	470.01	0.00	470.01	1.4700	690.91	18.0	1.10	760.01	R2
P35	346.18	0.00	346.18	1.4700	508.88	9.0	1.10	559.77	R1
P36	446.52	4.35	442.17	1.4700	649.99	9.0	1.10	714.99	R1
P37	406.27	0.00	406.27	1.4700	597.22	9.0	1.10	656.94	R1
P38	411.35	0.00	411.35	1.4700	604.68	9.0	1.10	665.15	R1
P39	416.39	0.00	416.39	1.4700	612.09	9.0	1.10	673.30	R1
P40	421.44	0.00	421.44	1.4700	619.52	9.0	1.10	681.47	R1
P41	426.57	0.00	426.57	1.4700	627.06	9.0	1.10	689.76	R1
P42	431.70	0.00	431.70	1.4700	634.60	9.0	1.10	698.06	R1
TOTAL	**15771.28**	**90.42**	**15680.86**		**23050.86**			**25355.95**	



LAYOUT
SCALE - 1:500

ONLY OFFICE USE

POTENTIAL AREA STATEMENT		
1	**Area of plot (Minimum area of a, b, c to be considered)**	
(a)	As per ownership document (As per P.R Card or 7/12)	28000.00
(b)	as per measurement sheet	28000.00
(c)	as per site	28000.00
(d)	Minimum of above	**28000.00**
	Area under NUZ	3287.00
	Area of Land in yellow zone	24713.00
	Total Area	**28000.00**
2	**Deductions for**	
(a)	Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	1841.09
(b)	Any D.P. Reservation Area (GREEN BELT-1490.00)	1490.00
(c)	(Total a+b)	3331.09
3	**Balance area of plot** (1-2)	**24668.91**
4	**Amenity Space** (if applicable)	
(a)	5% Aminity on 24668.91 sq.m.	1233.45
(b)	**Required Amenity Space** (b) **(329.0 NUZ +1233.45)**	1562.45
(c)	Adjustment of 2(b), if any -	
(d)	**Balance Proposed - + Including (Grey Water) A= 50.0**	**1564.00**
5	**Net Plot Area** (3-4 e & f)	**23104.91**
6	**Recreational Open space** (if applicable)	
(a)	Required - (10% x3)	2466.89
(b)	**Proposed -**	**2467.22**
7	**Internal Road area**	4931.83
8	**Area under D.T.C (M.S.E.B/D.P)**	25.00
9	**Plotable area (5-6b-7)** (In case of Layout)	**15680.86**
10	**Pro-rata factor for FSI calculation on layout plots = (5/9)**	**1.470**
11	Area for inclusive housing	
	(a) Required -	0.00
	(b) Proposed -	

LEGEND

- PLOT BOUNDARY SHOWN
- OPEN SPACE SHOWN
- AMENITY SHOWN
- GREEN BELT SHOWN

NORTH

NORTH EAST SOUTH WEST

TITLE

PLAN FOR TENTATIVE LAYOUT OF LAND BEARING AT GUT.NO - 22(Part), AT- GOLWADI, DIST - AURANGABAD.
FOR
SHRI. PRAKASH BABURAO KALE

OWNER NAMES	SIGN
SHRI. PRAKASH BABURAO KALE	

CERTIFICATE OF AREA

certified that the plot under reference was surveyed by me on 25-12-2022 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 are stated in document of ownership/ T.P. act scheme records land records department/ city survey records

Signature
(Name of Architect / Licensed Engineer/ Supervisor)

AR. SAMEER N. AUSEKAR Reg.No CA-85/19301 AURANGABAD

OWNER'S DECLATION & SIGNATURE

i/we under signed hereby confirm that i/we would abide by plans 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 : SHRI. PRAKASH BABURAO KALE SIGNATURE

ARCHITECTS..

AKW ASSOCIATES.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS, CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, AURANGABAD.
PH. NO. - 0240 - 2461616, 2453070
email : info@samilarchitects.com

ANAND BUILDING, OPP. SANT EKNATH RANG MANDIR, NEW USMANPURA, AURANGABAD.
PH. NO. - 0240 - 2325367, 2348634.
email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:500	30.12.2023	01 / 01	G - 2006	VIJAY

TENTATIVE LAYOUT PLAN