



GOOGLE MAP

PART PLAN (D.P.) OF GUT NO:08



SITE PLAN

TOTAL BUILT-UP AREA AS PER P= LINE	
A TYPE	635.70 SQM
B TYPE	582.49 SMQ
C TYPE	532.51 SQM
D & E TYPE	3300.257 SQM
TOTAL B/U AREA	5050.957 SMQ

NORTH



SCALE 1:200

व नगरपालिका न बाधकमा परवानगीनुसार बाधकमा पुग्न देखानंतर जमीनपारिती (Planth Level) र आधकमा पूर्ण आधकमा वास्तुविचार / व्यवसायीक अभियंता/ सुपरवाइजर, बाधक मार्फत जमीनपारिती/ जमीन/ आधक कार्यलय/ इन प्राक कानून देऊन नंतर पुनरीत बाधक/ म सुक करदा अन्वय/ आपण रवा पुग्ने केस बाधक/ अधिकृत/सुपरवाइ करदावाही करधकता देऊन हाडी नैका देउने मार्फत बाधकमा सादर व माती र न.पा. च्या मार्फत बाधकमा		अर्बदार बांधी प्रत Approved as ammended In.....Colour Subject to the Conditions mentioned in this office Building Permit No..... Date: 12/03/2023 DY. ENGINEER Town Planning Municipal Corporation Chhatrapati Sambhajanagar O.C. Signed By D.D.T.P.	
PROPOSED AREA STATEMENT :			
AREA OF PLOT			
MINIMUM AREA OF a, b, c TO BE CONSIDERED			
a) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)		3300.000 SQM	
b) AS PER MEASUREMENT SHEET		3300.000 SQM	
c) AS PER SITE		3300.000 SQM	
2. DEDUCTIONS FOR			
a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING		00.000.	
b) ANY D. P. RESERVATION AREA		00.000.	
TOTAL (a + b)		00.000.	
3. BALANCE AREA OF PLOT (1 - 2)		3300.000 SQM	
4. AMENITY SPACE (IF APPLICABLE)			
a) REQUIRED-		N.A.	
b) ADJUSTMENT OF 2(b), IF ANY -		N.A.	
c) BALANCE PROPOSED -		N.A.	
5. NET PLOT AREA (3-4(c))		3300.000 SQM	
6. RECREATION OPEN SPACE (IF APPLICABLE)			
a) REQUIRED		330.000 SQM	
b) PROPOSED		330.450 SQM	
7. INTERNAL ROAD AREA		N.A.	
8. PLOTABLE AREA (IF APPLICABLE)		N.A.	
9. BUILT UP AREA w. r. t. BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X basic FSI)		3630.000 SQM	
10. ADDITION OF FSI ON PAYMENT OF PREMIUM			
a) MAXIMUM PERMISSIBLE FSI - BASED ON ROAD WIDTH/TOD ZONE.		N.A.	
b) PROPOSED FSI ON PAYMENT OF PREMIUM.		N.A.	
11. IN-SITU FSI / TDR LOADING			
a) IN-SITU AREA AGAINST D.P. ROAD (2.0x Sr. No. 2 (a)) IF ANY		N.A.	
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00or 1.85 x Sr. No. 4(b) and/or(c))		N.A.	
c) TDR AREA		N.A.	
d) TOTAL IN-SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c))		N.A.	
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		N.A.	
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
a) (9+10(b)+11(d) or 12 whichever is applicable)		3630.000 SQM	
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES		1450.00 SQM	
c) TOTAL ENTITLEMENT (a+b)		5080.00 SQM	
14. MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)		1.1X1.6= 1.76	
15. TOTAL BUILT UP AREA IN PROPOSAL (excluding area at Sr. No. 17b)			
a) EXISTING BUILT UP AREA		0.000	
b) PROPOSED BUILT UP AREA (as per 'P-Line)		5050.957 SQM	
c) TOTAL (a+b)		5050.957 SQM	
16. F. S. I. CONSUMED (15/5) (should not be more than serial No. 14 above)		1.53	
17. AREA FOR INCLUSIVE HOUSING , IF ANY			
a) REQUIRED (20% of Sr. No. 5)		N.A.	
b) PROPOSED		N.A.	
REVISED PLAN OF GROUP HOUSING SCHEME " PRATIK ANGAN" BUILDING ON GUT NO:8/PART, SITUATED AT NAKSHTRAWADI CHHATRAPATI SAMBAHJINAGAR, BELONGS TO SMT. VIDYA SHAMSUNDER NAIK AND MISS. MEDHA SHAMSUNDER NAIK			
CERTIFICATE OF AREA : CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12.2.2023 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIS WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/P.P. SCHEME RECORDS/LAND RECORDS DURING CITY SURVEY RECORDS.			
		ER. ASHOK BALANDE B.E. (Civil), D.B.M. AMC Certificate No: DDMCB/R/2021/APL/01117	
Signature (Name of Architect/ Licensed Engineer/ Supervisor). Ashok Balande			
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.			
1) SMT. VIDYA SHAMSUNDER NAIK 2) MISS. MEDHA SHAMSUNDER NAIK			
Owner (s) Name and Signature			
ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE			
ARCHITECT / ENGINEER A B ASSOCIATES ARCHITECTURAL / STRUCTURAL / 3D DESIGNERS ASHOK BALANDE B.E.(CIVIL), D.B.M. GURUNAGAR, 12, N-8, CIDCO AURANGABAD. 9422201975 ashokbalande@gmail.com		REGISTRATION NO. OF ARCHITECT/ LICENSE NO. OF LICENSED ENGINEER/ SUPERVISOR REGISTRATION/LICENSE NO: DDMCB/R/2021/APL/01117	
REVISED SUBMISSION DRAWING			