

Approved as amended in
the Conditions mentioned in
this office Building Permit No. 182/2023-24
Date : 15/12/2023

By: 
D.D.T.P.
Town Planning
Municipal Corporation
Chhatrapati Sambhaji Nagar
O.C. Signed By D.D.T.P.

आयुक्त व नियंत्रक

या बांधकाम परवानगीनुसार बांधकाम कर
केवळनंतर जमीनपातळीत (Plinth Level) चे
बांधकाम पूर्ण होण्यावर वास्तुशास्त्रद्वारे
व्यवसायीक अभियंता/सुपरवायझर, यांचे
मार्फत उद्योगाचे पूर्णत्वाचे प्रमाणपत्र हा
कार्यालयाला ह्या बांधकाम घेऊन नंतरच
पुढील बांधकाम सुरू करावे अन्यथा अग्राहक
या पुढे केले जाणारे बांधकाम जमिनीच्या समतुल्य
मर्यादीत ठेवले जाईल याची नोंद घ्यावी

नगर बांधकाम शाखेत
बसविले जाईल
व मातीच्या
वस्तुवाचर देऊ नये

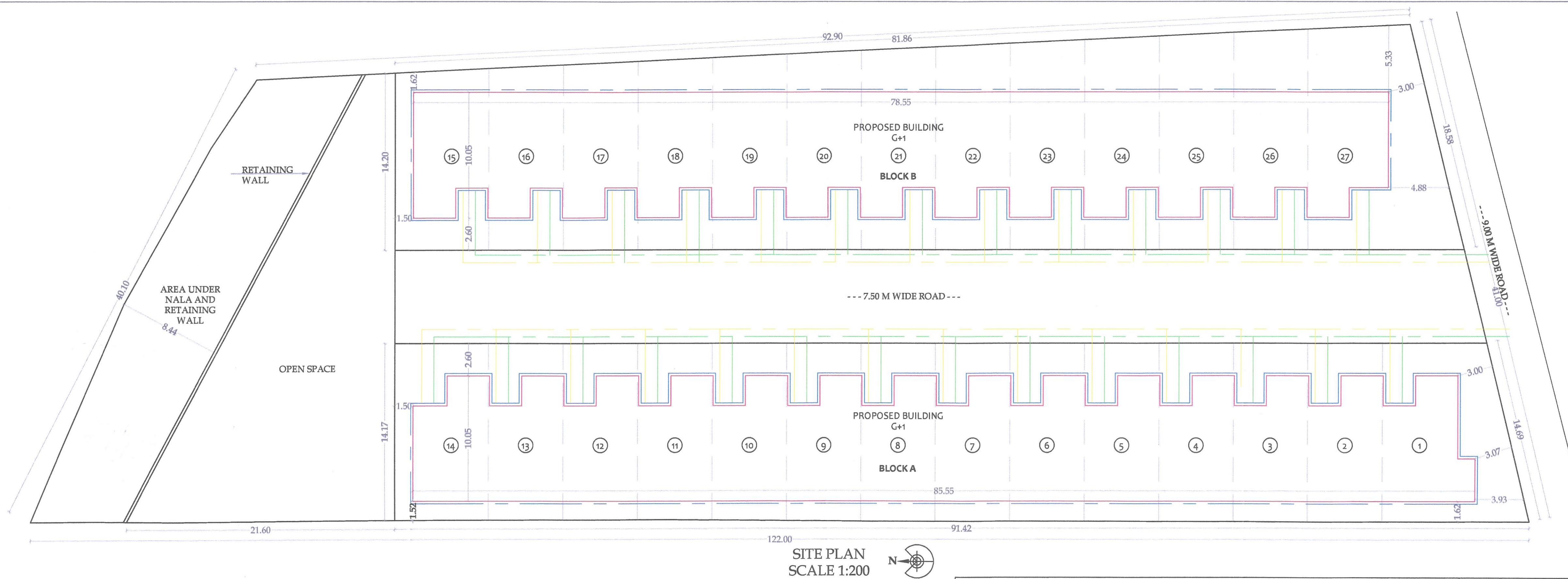
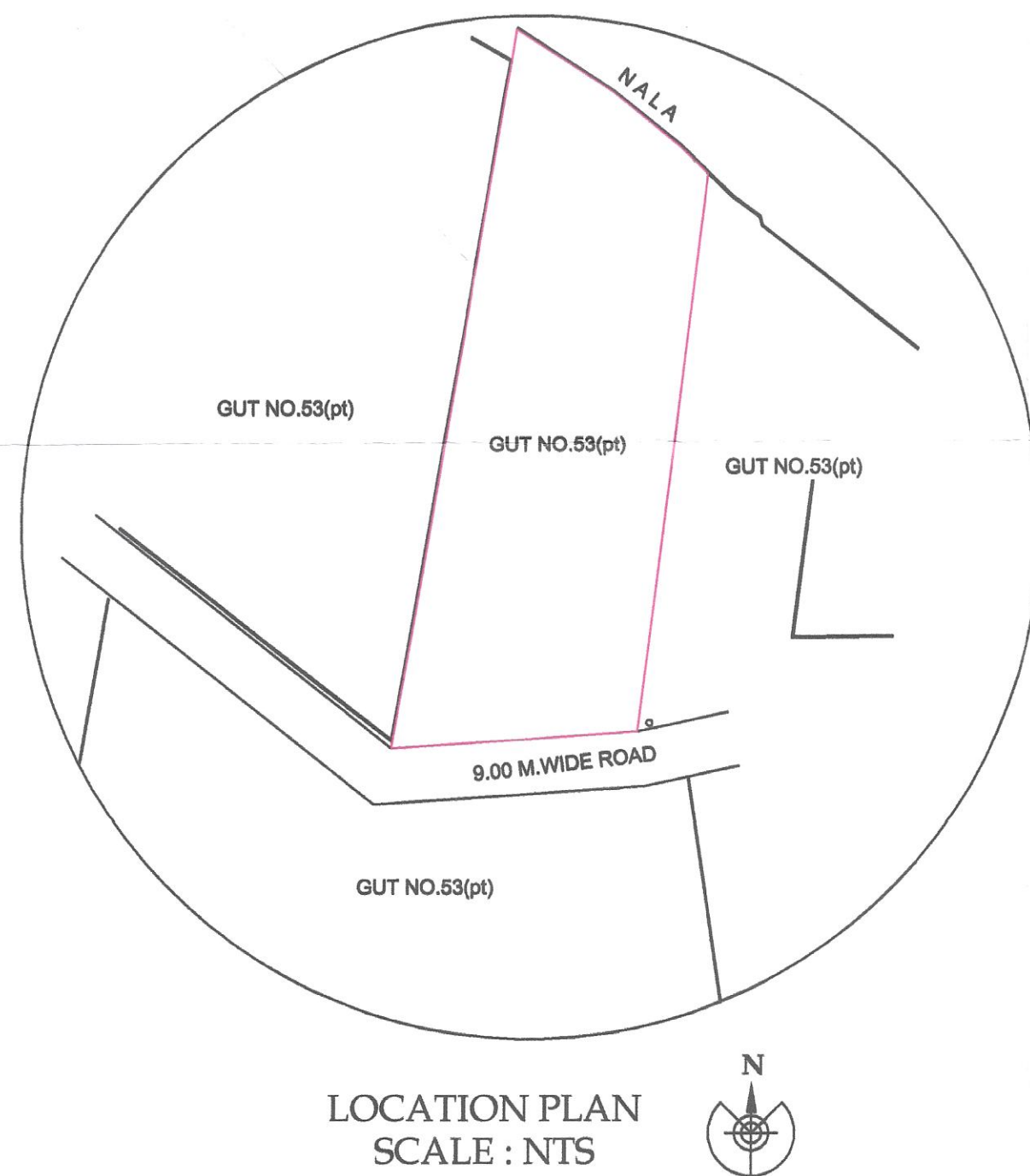
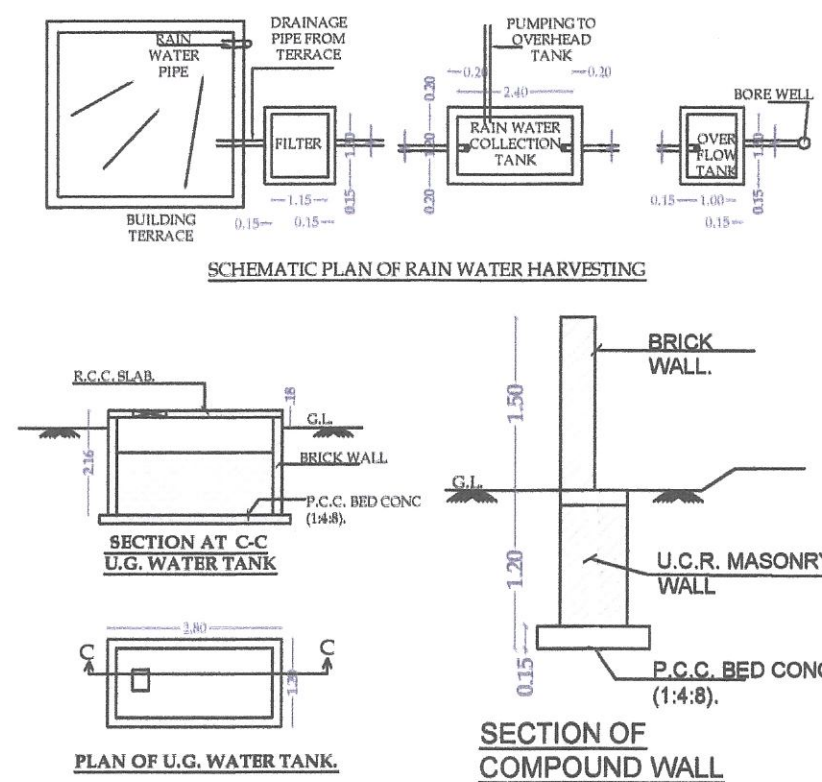
SITE PLAN
SCALE 1:200

TABLE NO. 8B - PARKING REQUIREMENTS								
Sr no.	Occupancy	Size of tenement	Parking Required (Standard)		Remarks	Parking Required		Parking Spaces Required (after multiplying factor 0.70)
			Car	Scooter		Car	Scooter	
1	Multi-Family residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (carpet area = 2723.49 sqm)	1	1	In addition 5% visitor parking	38	38	38X0.7 = 27
Total Required								27
Total Overall Proposed								27

LOCATION PLAN
SCALE : NTSGOOGLE MAP
SCALE : NTS

AREA STATEMENT

SR. NO.	AREA STATEMENT	
1	Area of plot	
	(a) As per ownership document (7/12, CTS extract)	2640.11 SQM
	(b) as per measurement sheet	2640.11 SQM
	(c) as per sanctioned layout (21/06/2012 -1373/2012)	2640.11 SQM
	(d) as per site	2640.11 SQM
2	Deductions for	
	(a) PROPOSED D.P./ D.P. Road widening Area/Service Road / Highway widening	00.00 SQM
	(b) Any D.P. Reservation area	00.00 SQM
	(Total a+b)	00.00 SQM
3	Balance area of plot (1-2)	2640.11 SQM
4	Amenity Space (if applicable)	
	(a) Required -	00.00 SQM
	(b) Adjustment of 2(b), if any -	00.00 SQM
	(c) Balance PROPOSED -	00.00 SQM
5	Net Plot Area (3-4 (c))	2640.11 SQM
6	Recreational Open space (if applicable)	
	(a) Required -	402.00 SQM
	(b) PROPOSED - as per sanctioned layout (21/06/2012 -1373/2012)	402.58 SQM
7	Internal Road area	NA
8	Plotable area (if applicable)	NA
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	2904.12 SQM
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	00.00 SQM
	(b) PROPOSED FSI on payment of premium.	00.00 SQM
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	00.00 SQM
	(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	NA
	(c)TDR area	00.00 SQM
	(d) Total in-situ / TDR loading REVISED (11 (a)+(b)+(c))	00.00 SQM
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2904.12 SQM
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	43.56 SQM
	(c) Total entitlement (a+b)	2947.68 SQM
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	3.20
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	00.00 SQM
	(b) REVISED Built-up Area (as per 'P-line')	2939.44 SQM
	(c) Total (a+b)	2939.44 SQM
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.113
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	NA
	(b) REVISED	NA

AREA STATEMENT
PLOT AREA (AS PR 7/12) = 2640.11 SQ M
PLOT AREA (AS PER SITE) = 2640.11 SQ M
AS PER SANCTIONED LAYOUT = 2640.11 SQ M
(21/06/2012-1373/2012)
AS PER SITE = 2640.11 SQ M

PERMISSIBLE BASIC FSI (1.10) = 2904.12 SQ M
PREMIUM AREA = 00.00 SQ M
TDR AREA = 00.00 SQ M
PERMISSIBLE PLINE AREA = 2904.12 SQ M
ANCILLARY (0.015) = 43.56 SQ M
TOTAL ALLOWABLE = 2947.68 SQ M

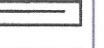
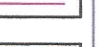
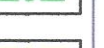
TYPE A
GROUND FLOOR = 762.74 SQ M
FIRST FLOOR = 762.74 SQ M
TOTAL = 1525.48 SQ M

TYPE B
GROUND FLOOR = 706.98 SQ M
FIRST FLOOR = 706.98 SQ M
TOTAL = 1413.96 SQ M

TOTAL PLINE AREA
TYPE A+TYPE B = 2939.44 SQ M

FSI CONSUMED = 1.113

LEGEND

PLOT BOUNDARY SHOWN IN 
PROPOSED PLINE AREA SHOWN IN 
WATER LINE SHOWN IN 
DRAINAGE LINE SHOWN IN 
RAIN WATER HARVESTING 

• OPENING SCHEDULE

MD	- 1.20 x 2.46	PLYWOOD FRAME
D1	- 0.90 x 2.46	PLYWOOD FRAME
D2	- 0.75 x 2.46	PLYWOOD FRAME
SFD1	- 1.50 x 2.46	ALUMINUM FRAME
W1	- 1.50 x 1.56	ALUMINUM WINDOWS
W2	- 1.50 x 1.26	ALUMINUM WINDOWS
V	- 0.60 x 0.75	M/S FRAME VENTILATOR

REVISED ROW HOUSING SCHEME AT
GUT NO.53/P, VILLAGE SATARA, TQ. AND
DIST. CHH. SAMBHAJINAGAR
FOR
MR. SACHIN TUKARAM KHEDKAR

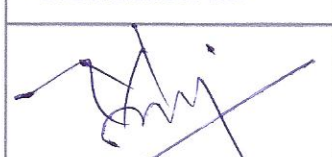
Drawn by :- DIVYA

Scale :- 1:100 / 200 / 50



• ARCHITECT

• OWNER



MANOJ KALA &
ASSOCIATES
ALTUS - B - 301, 3rd FLOOR,
SPACE OLYMPIA,
GARKHEDA, CHH.
SAMBHAJINAGAR.
MOBILE NO. 9423151781

