

SECTION THROUGH COMPOUND WALL
scale 1:25



TOTAL PLINE AREA STATEMENT (ALL BUILDING)				
SR.NO.	TENEMENT TYPE	PLINE AREA	NO OF UNIT	PLINE AREA
1	A TYPE (R/H) (CORNER)	148.26	2.00	297.54
2	A TYPE (R/H) (MIDDLE	146.40	2.00	293.82
3	B TYPE (R/H) (CORNER)	158.88	2.00	318.88
4	B TYPE (R/H) (MIDDLE)	157.03	2.00	315.18
5	APARTMENT	414.74	27.00	2639.21
6	TOTAL		35.00	4064.63



GOOGLE MAP

POTENTIAL AREA STATEMENT			
	Width of Front Road (m)		9.0
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)		2600.00
(b)	As per measurement sheet (As per approved layout)		2600.00
(c)	As per site		2193.20
(d)	Minimum of above		2193.20
2	Deductions for		
(a)	Proposed D.P / C.P. Road widening Area/Service Road/ Highway widening		0.00
(b)	As per D.P. Reservation Area		0.00
(c)	Total (a+b)		0.00
3	Balance area of plot (1-2)		2193.20
4	Amenity Space (if applicable)		
(a)	Required Amenity Space		106.80
(b)	Proposed Amenity Space (in Construction Form)		106.80
5	Net Plot Area (3-4)		2029.30
6	Recreational Open space (if applicable)		
(a)	Required - (10% x 5)		202.90
(b)	Proposed -		231.50
7	Internal Road area		0.00
8	Plotable area (Increase of Layout)		0.00
9	Build up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)		2232.20
10	Addition of FSI on payment of premium		
(a)	Maximum permissible premium/FSI (20% of 10)		1014.40
(b)	Proposed FSI on payment of premium.		400.00
11	In-situ FSI / TDR loading		
(a)	Max. Permissible TDR Loading (As per Road Width)		2.40
(b)	Max. permissible TDR Area (11d x 11a)		0.00
(c)	In-situ area against D.P. road if any (2c x 2)		0.00
(d)	In-situ area against Amenity Space (If handed over 2.00 or 85 or No. 4 (land use))		0.00
(e)	TDR Area May Required after In-situ FSI (11b/(11a-11e))		0.00
(f)	Total In-situ / TDR loading proposed		0.00
(g)	Total (11c+11f)		0.00
12	Additional FSI area under Chapter No. 7		0.00
13	Total Entitlement of FSI in the proposal		
(a)	Proposed FSI $F = 10b/(11a+11f)$		2632.20
(b)	Proposed Built-up Area Commercial Area Component (15b)		2632.20
(c)	Proposed Built-up Area Residential Area Component (16b/30)		2632.20
(d)	Ancillary Area FSI upto 80% For Commercial Area (13a/80%)		0.00
(e)	Ancillary Area FSI upto 80% For Residential Area (13c/80%)		1579.30
(f)	Total Ancillary Area Entitlement (d+e)		1579.30
(g)	Total Built up Area Entitlement (a+f)		4211.84
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width		
15	Total Built-up Area in proposal.		
(a)	Existing Built-up Area		0.00
(b)	Proposed Built-up Area Commercial Area		0.00
(c)	Proposed Built-up Area Residential Area		4064.66
(d)	Consumed Built-up Area		4064.66
16	F.S.I. Consumed (15d/3)		1.90
17	Area for inclusive Housing, if any		0.00
(a)	Required (20% of Sr.No.8)		0.00
(b)	Proposed		0.00

इमारेत बाई काम साहिब,
ब माती म. न. वा. ज्या
रक्त्यावर लेवू नही

22/4/2023
ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

PLOT BOUNDARY SHOWN AS (BLACK)	
PROPOSED P-LINE AREA SHOWN AS (RED)	
DRAINAGE LINE SHOWN AS (RED DOTTED)	
WATER LINE SHOWN AS (BLACK DOTTED)	

	TITLE
	LAYOUT PLAN

ARCHITECTS:-

REGD. NO -
MCB/R/2019/APL/00260