1/5

SHEET NO : 1

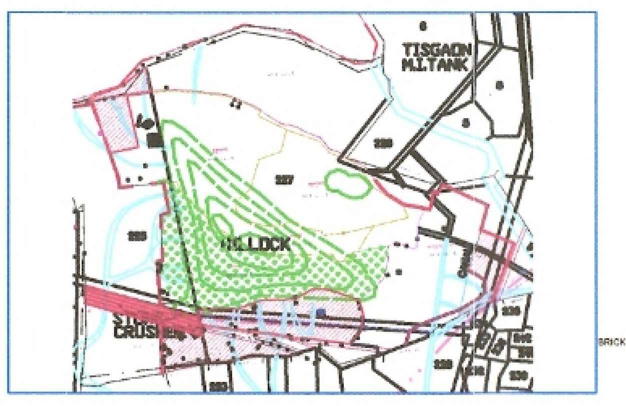
Approved as ammended In......................Colour Subject to the Conditions mentioned in this office Building Permit No...169.../2024-25
Date : 14/02/2025

K.V. Bhave
TOWN PLANNER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

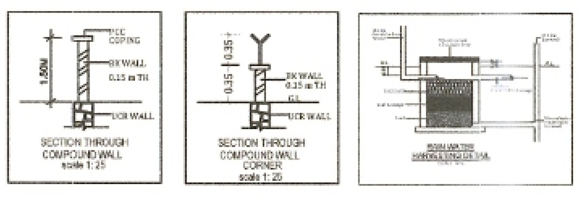
O.C. Signed By D.D.T.P.

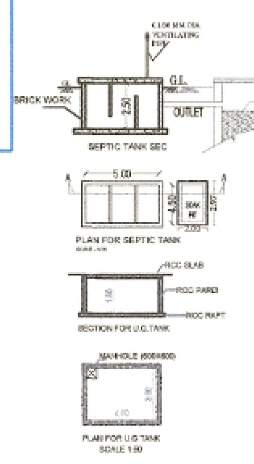
अटी व नियम

GOOGLE LOCATION



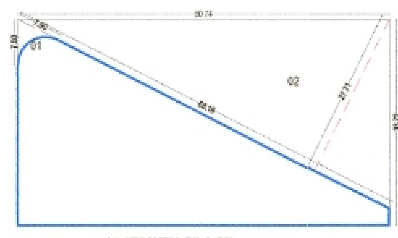
PART DP PLAN





SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED) CARS	REQUIRED PARKING (NON CONGESTED) SCOOTER	PROVIDED PARKING CARS	PROVIDED PARKING SCOOTER	REMARKS
1	Residential i) Multi- Family residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	864	0.7	0	636	0	636	Additional 5% Visitors area Added
2	TOTAL				0	636	0	636	

Table No. 8B - Parking Requirements



AMENITY SPACE
AREA KEY PLAN SCALE 1:500

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
				AREA STATEMENT AMENITY SPACE	
A	60.74	33.72	1.00	2048.15	SQ.M.
DEDUCTIONS					
1	68.16	27.71	0.50	944.36	SQ.M.
2	7.50	7.50	0.50	12.09	SQ.M.
TOTAL DEDUCTIONS				956.45	SQ.M.
NET AREA				1091.70	SQ.M.

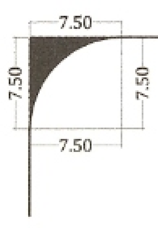
1) AREA OF SQUARE
=7.50X7.50
=56.25 SQ.M.

2) AREA OF CIRCLE = $\frac{\pi r^2}{4}$

$=\frac{3.14x(7.50x7.50)}{4} = \frac{176.625}{4}$ 44.156 sq.m.

AREA OF SHADED REGION= 56.25 -44.156 = 12.094 sq.m.

SITE PLAN SCALE (N.T.C.)



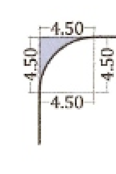
ROAD CURVATURE
AREA CALCULATION

1) AREA OF SQUARE
=4.50X4.50
=20.25 SQ.M.

2) AREA OF CIRCLE = $\frac{\pi r^2}{4}$

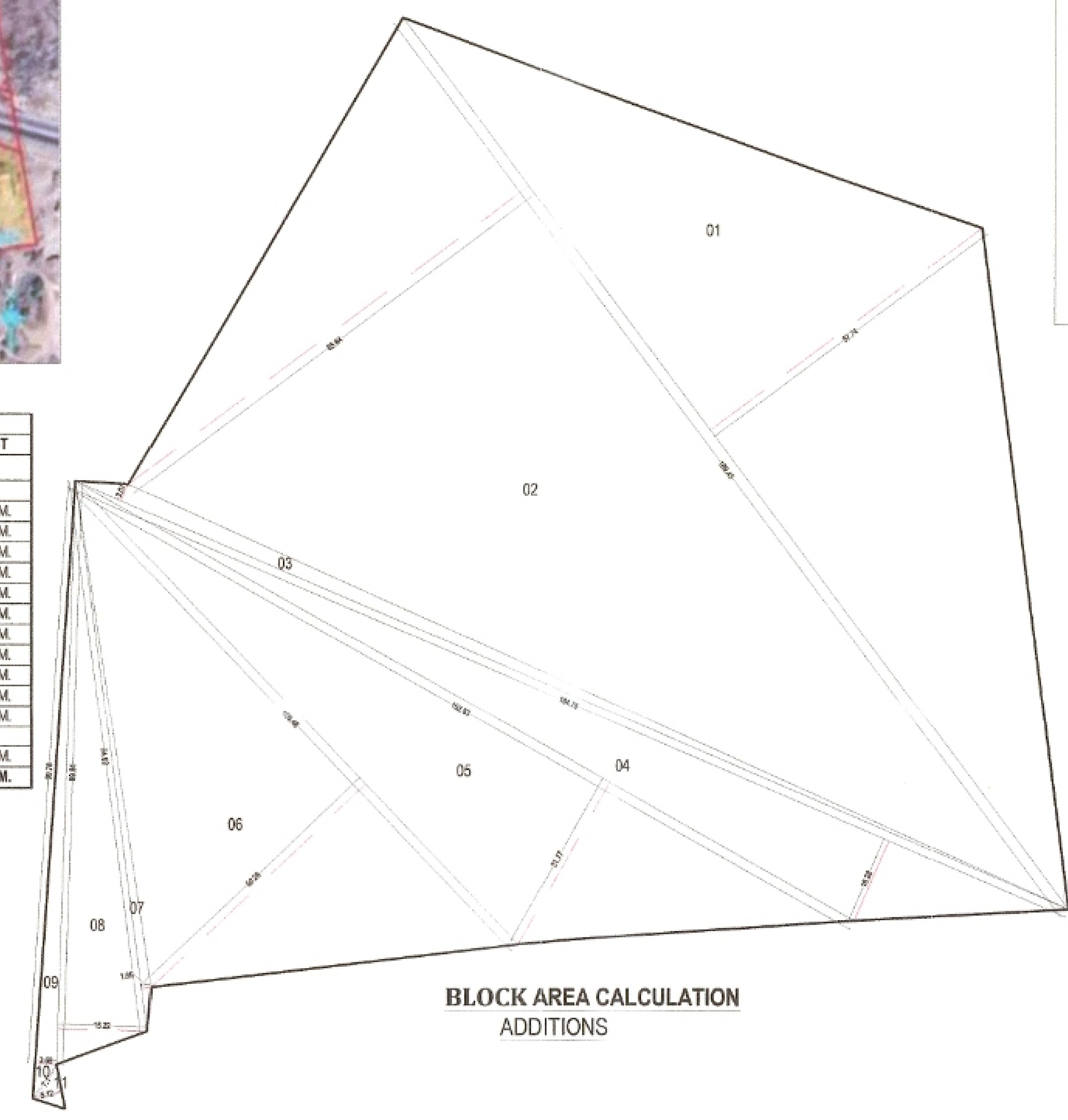
$=\frac{3.14x(4.50x4.50)}{4} = \frac{63.585}{4}$ 15.896 sq.m.

AREA OF SHADED REGION= 20.25 -15.896 = 4.354 sq.m.

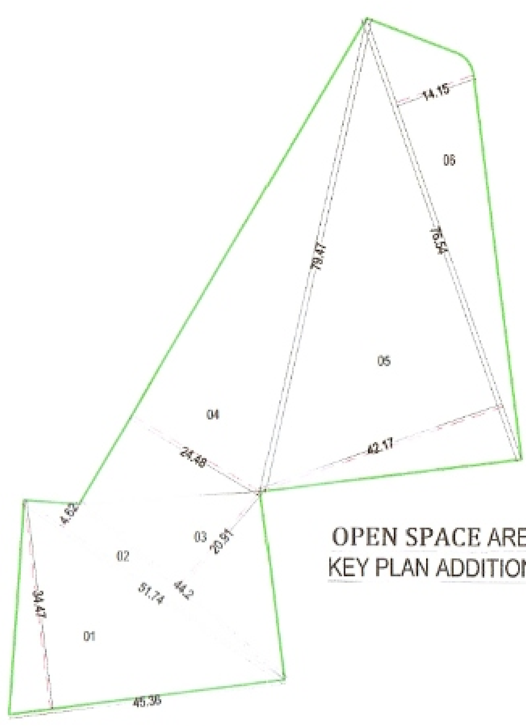


ROAD CURVATURE
AREA CALCULATION

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
		AREA CALCULATION			
ADDITIONS					
1	57.74	189.45	0.50	5469.42	SQ.M.
2	85.64	189.45	0.50	8112.25	SQ.M.
3	3.07	184.75	0.50	283.59	SQ.M.
4	16.28	184.75	0.50	1503.87	SQ.M.
5	31.77	152.83	0.50	2427.70	SQ.M.
6	50.26	109.48	0.50	2751.23	SQ.M.
7	1.65	94.92	0.50	78.31	SQ.M.
8	15.22	99.84	0.50	759.78	SQ.M.
9	99.84	3.68	0.50	183.71	SQ.M.
10	3.68	7.10	0.50	13.06	SQ.M.
11	5.12	7.10	0.50	18.18	SQ.M.
TOTAL ADDITIONS				21601.10	SQ.M.
NET AREA				21601.10	SQ.M.



BLOCK AREA CALCULATION
ADDITIONS



OPEN SPACE AREA
KEY PLAN ADDITIONS

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
		AREA CALCULATION			
ADDITIONS					
1	34.47	51.74	0.50	891.74	SQ.M.
2	4.62	51.74	0.50	119.52	SQ.M.
3	20.19	44.20	0.50	446.20	SQ.M.
4	24.48	79.47	0.50	972.71	SQ.M.
5	42.17	79.47	0.50	1675.62	SQ.M.
6	14.15	76.54	0.50	541.52	SQ.M.
TOTAL ADDITIONS				4647.32	SQ.M.
NET AREA				4647.32	SQ.M.

TOTAL PLINE AREA STATEMENT (ALL BUILDING)

SR.NO.	TENEMENT TYPE	PLINE AREA
1	A1-A2	4256.12
2	A3-A4	4256.12
3	A5-A6	4256.12
4	A7-A8	4256.12
5	A9-A10	4256.12
6	A11-A12	3648.12
7	A13-A14	3648.12
8	A15-A16	4256.12
11	TOTAL	32832.96

LAYOUT PLAN SCALE 1:500

	POTENTIAL AREA STATEMENT	
	Width of Front Road	9.00
1	Area of plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (As per 7/12 / CTS extract)	23493.84
(b)	as per measurement sheet (As per approved layout)	23493.84
(c)	as per site	21601.10
(d)	Minimum of above	21601.10
2	Deductions for	
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
(b)	Any D.P. Reservation Area	0.00
(c)	(Total a+b)	0.00
3	Balance area of plot (1-2)	21601.10
4	Amenity Space (if applicable)	
(a)	Required Amenity Space	1080.06
(b)	Amenity Area Proposed (Plot)	1091.70
5	Net Plot Area (3-4b)	20509.40
6	Recreational Open space (if applicable)	
(a)	Required - (10% x 5)	2160.11
(b)	Proposed -	4647.32
7	Internal Road area	3210.11
8	Plotable area (in case of Layout)	12651.97
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 1 x 1.0)	21601.10
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI	0.00
(b)	Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
(a)	Max. Permissible TDR Loading (As per Road Width)	0.00
(b)	Max. permissible TDR Area (1d 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 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)	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 [9 +10(b)+11(f)]	21601.10
(b)	Proposed Built-up Area Commercial Area Component (15b)	
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	21601.10
(d)	Ancillary Area FSI upto 80% For Commercial area (13b x 80%)	0.00
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)	12960.66
(f)	Total Ancillary Area Entitlement (d+e)	12960.66
(g)	Proposed Ancillary Area	12960.66
(h)	Total Built up Area Entitlement (a+g)	34561.76
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width	1.60
15	Total Built-up Area in proposal.	
(a)	Existing Built-up Area.	0.00
(b)	Proposed Built-up Area Commercial Area	
(c)	Proposed Built-up Area Residential Area	32832.96
(d)	Consumed Built-up Area	32832.96
16	F.S.I. Consumed (15d/9)	1.52
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No.9)	
(b)	Proposed	

CERTIFICATION OF AREA

Certified that, the plot under reference was surveyed by me on 02 Oct 2023 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 area stated in document of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

Signature
Ar. Swapnil Shroff
(Arc Associates)

OWNER'S DECLARATION

I / We undersigned hereby confirm that I /We would abide by lay-out sanctioned by Authority / Collector. I / We would execute the structure as per sanctioned 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.

Dy. Commissioner - 2
Municipal Corporation
Chhatrapati Sambhajinagar

LAND OWNER
CHHATRAPATI SAMBHAJINAGAR MUNICIPAL CORPORATION

LEGENDS
PLOT BOUNDARY
PROPOSED CONSTRUCTION
DRAINAGE LINE
WATER LINE

ARCHITECTURAL: LAYOUT PLAN

NAME OF CLIENT: CHHATRAPATI SAMBHAJINAGAR MUNICIPAL CORPORATION.

SIGNATURE OF CLIENT:
Dy. Commissioner - 2
Municipal Corporation
Chhatrapati Sambhajinagar

TITLE :

PROPOSED AFFORDABLE HOUSING PROJECT FOR 864 EWS HOUSING UNDER PMAY - AHP(PPP) MODEL IN BLOCK - A IN GUT NO. 225/1, SITUATED AT MAUJE TISGAON, TAL & DIST. CHHATRAPATI SAMBHAJINAGAR

SIGN & SEAL

ARC ASSOCIATES AURANGABAD

ARCHITECT :-
SWAPNIL P. SHROFF
LAXMIKANT M. SURVE

arc associates
laxmikant surve
swapnil shroff
architects
urban planners
interior designers
approved valuers
ISO – 9001 : 2008
7, chetan super market, trimurti chowk, jawahar colony, aurangabad – 5
0240-2329900
9422207005
9422207006
9860666699
9823027791
arcassociates999@gmail.com

N	REVISED ON
SCALE - 1:100,1:500	
DATE -	08 Dec, 2023
DRAWEN BY	CHECKED BY
SHIVAJI J.	SWAPNIL
T.B.M.=100.00 TAKEN ON STRUCTURE PLINTH	