अर्जदार यांची प्रत

SHEET NO : 1

Table No. 8B - Parking Requirements									
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED)		PROVIDED PARKING		REMARKS
					CARS	SCOOTER	CARS	SCOOTER	
1	Residential i) Multi- Family residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	1112	0.7	0	818	0	818	Additional 5% Visitors area Added
2	TOTAL				0	818	0	818	

TOTAL PLINE AREA STATEMENT (ALL BUILDING)

SR.NO.	TENEMENT TYPE	PLINE AREA
1	A1-A2	3952.70
2	A3-A4	4256.14
3	A5-A6	4256.14
4	A7-A8	4256.14
5	A9-A10	4256.14
6	A11-A12	4256.14
7	A13-A14	4256.14
8	A15-A16	4256.14
9	A17-A18	4256.14
10	A19-A20	4256.14
11	TOTAL	42257.96

OPEN SPACE AREA STATEMENT		
OPEN SPACE-01	1290.09	SQ.M.
OPEN SPACE-02	1330.89	SQ.M.
OPEN SPACE-03	4416.50	SQ.M.
OPEN SPACE-04	2486.96	SQ.M.
TOTAL	9524.44	SQ.M.
NET AREA	9524.44	SQ.M.

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

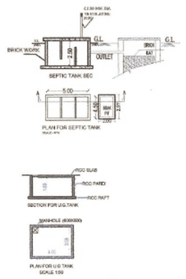


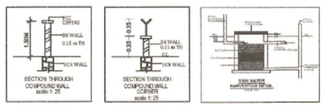


GOOGLE LOCATION



PART DP PLAN

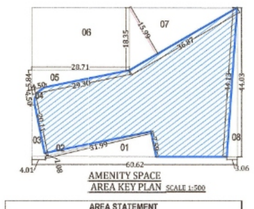




BLOCK AREA CALCULATION
ADDITIONS

1. 0.50 X 121.68 X 176.91 = 10763.20 SQ.MT.
2. 0.50 X 116.47 X 176.91 = 10302.35 SQ.MT.
3. 0.50 X 69.27 X 130.52 = 4520.56 SQ.MT.
4. 0.50 X 34.12 X 130.52 = 2226.67 SQ.MT.
5. 0.50 X 35.73 X 136.53 = 2439.11 SQ.MT.

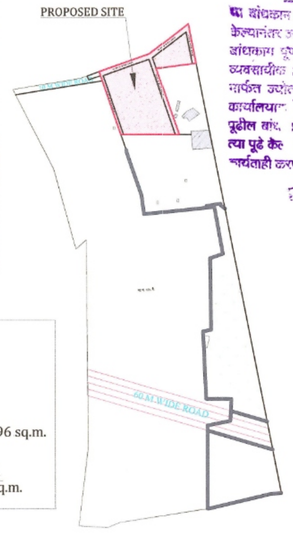
6. TOTAL AREA = 30251.89 SQ.MT.



AMENITY SPACE
AREA KEY PLAN SCALE 1:500

AREA STATEMENT AMENITY SPACE					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	60.62	44.03	1.00	2669.10	SQ.M.
DEDUCTIONS					
1	31.99	7.59	0.50	121.40	SQ.M.
2	31.99	1.08	0.50	17.27	SQ.M.
3	4.01	20.11	0.50	40.32	SQ.M.
4	4.50	4.50	0.50	4.35	SQ.M.
5	5.84	28.71	0.50	83.83	SQ.M.
6	28.71	18.35	1.00	526.83	SQ.M.
7	15.99	36.87	0.50	294.78	SQ.M.
8	3.06	44.13	0.50	67.52	SQ.M.
TOTAL DEDUCTIONS				1156.30	SQ.M.
NET AREA				1512.80	SQ.M.

PROPOSED SITE



SITE PLAN SCALE (N.T.C.)



LAYOUT PLAN SCALE 1:500

OPEN SPACE-01
AREA KEY PLAN SCALE 1:500

AREA STATEMENT OPEN SPACE-01					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	40.66	32.60	1.00	1325.52	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	4.50	4.50	0.50	4.35	SQ.M.
3	32.60	1.64	0.50	26.73	SQ.M.
TOTAL DEDUCTIONS				35.42	SQ.M.
NET AREA				1290.09	SQ.M.

OPEN SPACE-02
AREA KEY PLAN SCALE 1:500

AREA STATEMENT OPEN SPACE-02					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	42.05	32.60	1.00	1370.83	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	4.50	4.50	0.50	4.35	SQ.M.
3	4.50	4.50	0.50	4.35	SQ.M.
	32.61	1.65	0.50	26.90	SQ.M.
TOTAL DEDUCTIONS				39.94	SQ.M.
NET AREA				1330.89	SQ.M.

OPEN SPACE-03
AREA KEY PLAN SCALE 1:500

AREA STATEMENT OPEN SPACE-03					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
ADDITIONS					
1	38.99	83.26	0.50	1623.15	SQ.M.
2	39.29	83.26	0.50	1635.64	SQ.M.
3	75.99	30.47	0.50	1157.71	SQ.M.
TOTAL ADDITIONS				4416.50	SQ.M.
NET AREA				4416.50	SQ.M.

OPEN SPACE-04
AREA KEY PLAN SCALE 1:500

AREA STATEMENT OPEN SPACE-04					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	69.21	52.76	1.00	3651.52	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	4.50	4.50	0.50	4.35	SQ.M.
3	4.50	4.50	0.50	4.35	SQ.M.
4	4.50	4.50	0.50	4.35	SQ.M.
5	55.88	17.38	0.50	485.60	SQ.M.
6	53.77	16.64	0.50	447.37	SQ.M.
7	11.52	37.19	0.50	214.21	SQ.M.
TOTAL DEDUCTIONS				1164.56	SQ.M.
NET AREA				2486.96	SQ.M.

POTENTIAL AREA STATEMENT		
	Width of Front Road (m)	12.00
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)	30250.92
(b)	as per measurement sheet (As per approved layout)	30250.92
(c)	as per site	30251.89
(d)	Minimum of above	30250.92
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)	30250.92
4	Amenity Space (if applicable)	
(a)	Required Amenity Space	1512.55
(b)	Amenity Area Proposed (Plot)	1512.80
5	Net Plot Area (3-4b)	28738.12
6	Recreational Open space (if applicable)	
(a)	Required - (10% x 5)	3025.09
(b)	Proposed -	9524.44
7	Internal Road area	4832.11
8	Plotable area (In case of Layout)	14381.57
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 1 x 1.0)	30250.92
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI (60% of 1d)	18150.55
(b)	Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
(a)	Max. Permissible TDR Loading (As per Road Width)	0.85
(b)	Max. permissible TDR Area (1d x 11a)	19663.10
(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 [7.10 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)	19663.10
(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)]	30250.92
(b)	Proposed Built-up Area Commercial Area Component (15b)	
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	30250.92
(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%)	18150.55
(f)	Total Ancillary Area Entitlement (d+e)	18150.55
(g)	Proposed Ancillary Area	13520.00
(h)	Total Built up Area Entitlement (a+f)	48401.47
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	42257.96
(d)	Consumed Built-up Area	42257.96
16	F.S.I. Consumed (15d/9)	1.397
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No.9)	
(b)	Proposed	

Approved as ammended In.....Colour Subject to the Conditions mentioned in this office Building Permit No.....Dt.....2024-25
Date : ...19.02.2024
K.V.Bhuse
TOWN PLANNER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C. Signed By D.D.T.P.

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 1112 EWS HOUSING UNDER PMAY - AHP(PPP) MODEL IN BLOCK - B IN GUT NO. 225/1, SITUATED AT MAUJE TISGAON, TAL & DIST. CHHATRAPATI SAMBHAJINAGAR

ARC ASSOCIATES AURANGABAD

ARCHITECTS:
SWAPNIL P. SHROFF
LAXMIKANT M. SURVE

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

SCALE - 1:100,1:500	REVISED ON
DATE -	08 Dec, 2023
DRAWEN BY	CHECKED BY
SHIVAJI J.	SWAPNIL

T.B.M.=100.00
TAKEN ON STRUCTURE PLINTH