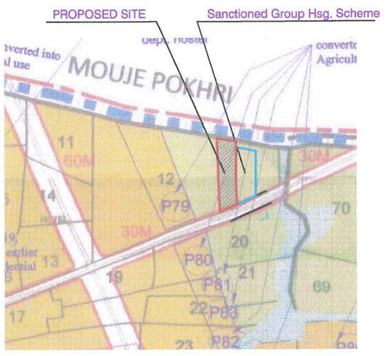
FOR OFFICE USE ONLY 01/07



PART D.P. PLAN

STATEMENT OF EWS & LIG TENEMENTS

TENEMENTS TYPES	NO. OF TENEMENTS		TENEMENTS REQUIRED %		TENEMENTS CARPET AREA	
	REQ.	PROP.	REQ. %	PROP. %	REQ.	PROP.
EWS TENEMENTS	31	31	40 %	40 %	30.00 SQ.MT.	29.95 SQ.MT.
LIG TENEMENTS	49	46	60 %	60 %	50.00 SQ.MT.	49.95 SQ.MT.

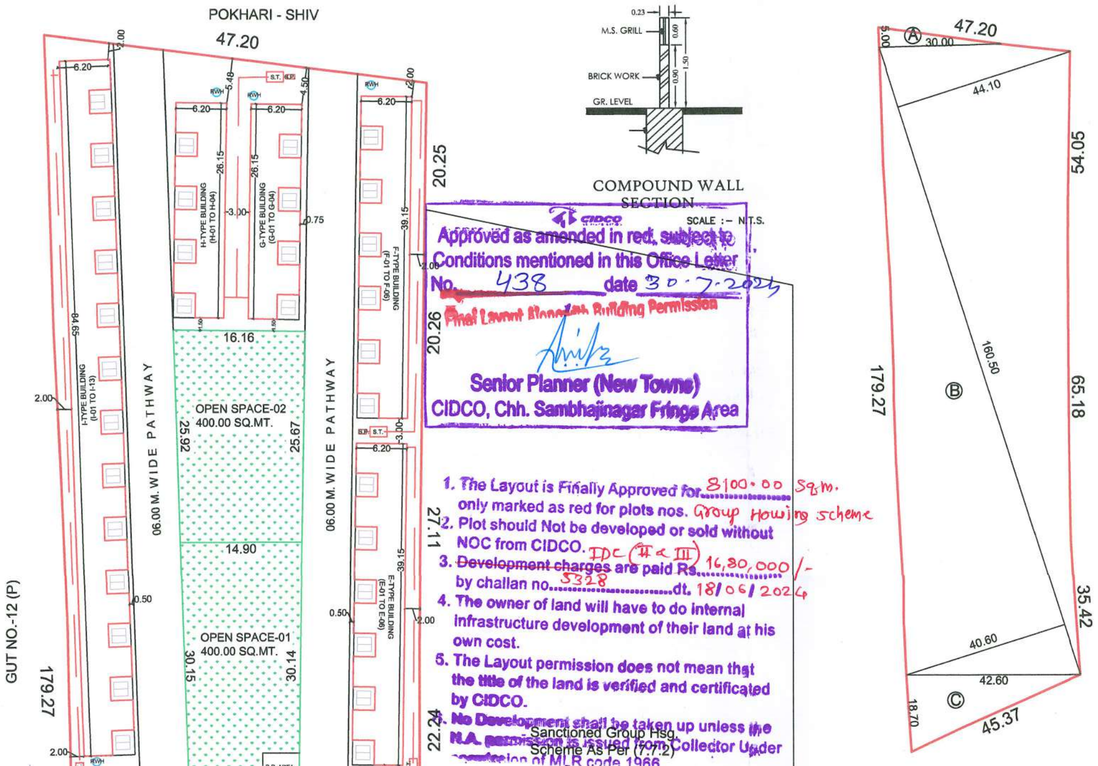
Total - 77

PARKING STATEMENT AS PER CHAPTER -08 (RESIDENTIAL)

TABLE NO. 8B	NO. OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.70		PROPOSED PARKING	
		A	B	C 5% OF A	D 5% OF B	E A+C	F B+D	G E X 0.70	H F X 0.70		
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ. M. 01 CAR 02 SC	46 NOS.	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC	NO. OF CAR	NO. OF SC
		23	46	01	02	24	48	17	-	17	48
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. 00 CAR 02 SC	31 NOS.	00	16	00	01	00	17	00	-	00	17
RULE WHOLE SALE SHOPS NOT BEING USED FOR RETAIL TRADING (FOR EVERY 100.00 SQ.MT. CARPET AREA), 01 CAR, 05 SC	CARPET ~~08 NOS.~~ 121.00 m²	02	10	-	-	02	10	00	-	02	10
TOTAL	85 nos.									19	75

BUILDING WISE B/UP AREA

BUILDING TYPE	PROPOSED B/UP AREA	NO. OF UNITS
AB-TYPE BLDG.	1584.95 SQ.MT.	37
C-TYPE BLDG.	138.82 SQ.MT.	02
D-TYPE BLDG.	138.82 SQ.MT.	02
E-TYPE BLDG.	413.56 SQ.MT.	06
F-TYPE BLDG.	413.56 SQ.MT.	06
G-TYPE BLDG.	276.20 SQ.MT.	04
H-TYPE BLDG.	276.20 SQ.MT.	04
I-TYPE BLDG.	894.35 SQ.MT.	13
J-TYPE BLDG.	640.90 SQ.MT.	11
TOTAL	4777.36 SQ.MT.	85



Approved as amended in red, subject to Conditions mentioned in this Office Letter No. 438 date 30.7.2024
Final Layout Sanctioned Building Permission
Senior Planner (New Towns)
CIDCO, Chh. Sambhajinagar Fringe Area

1. The Layout is Finally Approved for 8100.00 Sq.m. only marked as red for plots nos. Group Housing scheme
2. Plot should Not be developed or sold without NOC from CIDCO. IDC (II & III)
3. ~~Development~~ charges are paid Rs. 14,80,000/- by challan no. 5338 dt. 18/06/2024
4. The owner of land will have to do internal infrastructure development of their land at his own cost.
5. The Layout permission does not mean that the title of the land is verified and certificated by CIDCO.
6. No Development shall be taken up unless the N.A. permission is issued from Collector Under section of M.L.R. code 1966

BLOCK PLAN
SCALE:- 1:2000

BLOCK AREA CALCULATION :-

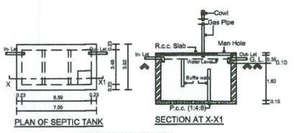
A]. 1/2 (05.00 x 30.00) = 75.00

B]. $\frac{44.10 + 40.60}{2}$ x 160.50 = 6797.175

C]. 1/2 (18.70 x 42.60) = 398.31

TOTAL AREA .....= 7270.485 SQ.M.

SAY TOTAL AREA .....= 7270.00 SQ.M.



DETAIL OF SEPTIC TANK

NOTE -

FSI ALLOWED FOR THIS SCHEME AS PER PROVISION OF UDCPR CLAUSE NO.- 7.7.2 IS 1.00. SUBJECT TO MAXIMUM CARPET AREA UPTO 50.00 SQ.MT. AND 30.00 SQ.MT.

Stamps of Approval of Plans:	Drawing Sheet No.- 01
AREA STATEMENTS	
1. Total Area of Land	
(Minimum area of a, b, c to be considered)	
a) As per ownership document (7/12, CTS extract)	8100.00 SQ.MT.
b) as per measurement sheet	7270.00 SQ.MT.
c) as per site	7270.00 SQ.MT.
2. Deductions for	
(a) Proposed D.P / D.P. Road widening Area	270.00 SQ.MT.
(b) Any D.P.Reservation area	-
(c) Natural Water course area	-
(Total a+b+c)	-
3. Balance Area of Plot (1-2)	7000.00 SQ.MT.
4. Amenity Space	
(a) Required -	-
(b) Proposed -	-
5. Net Plot Area (3-4(c)) -	7000.00 SQ.MT.
6. Recreational Open space	
(a) Required -	700.00 SQ.MT.
(b) Proposed -	800.00 SQ.MT.
7. Internal Road area	-
8. Plotable Area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. no. 5 X basic FSI 1.00) (7000.00X1.00)	7000.00 SQ.MT.
10. Addition of F.S.I. on payment of premium	-
(a) Maximum permissible premium FSI-based on road width/TOD zone.	-
(b) Proposed FSI on payment of premium.	-
11. In situ FSI / TDR Loading	-
(a) In situ area against D.P. Road (2.0 x sr.no.2(a)) , if any	-
(b) In situ against aminity space if handed over (2.00 or 1.85 x sr.no. 4 (b) and / or (c).	-
(Total of a+b+c+d+e)	-
(c) TDR Area	-
(d) Total In situ / TDR Loading Proposed (11 (a)+(b)+(c)	-
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.	-
b) Ancillary Area FSI upto 60 % or 80 % with payment of charges.	-
c) Total Entitlement (a + b)	-
Proposed Ancillary Area	-
14. Maximum utilization limit of FSI (building potential) permissible as per road width (as per Regulation No.8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.8 or 1.8)	
15. Total Built-up Area in proposal (excluding area at sr.no. 17 b)	-
(a) Existing Built-up Area.	
(b) Proposed Built-up Area. (as per P-Line)	4914.69 SQ.MT.
(c) Total Built-up Area. (a + b)	4777.36 SQ.MT.
16. FSI Consumed (%) (should not be more than serial No. 14 above.)	00.68
17. Area for inclusive housing , If any	-
(a) Required (20% of sr.no. 5).	-
(b) Proposed	-
18. Proposed commercial Blup Area	158.70 SQ.MT.
19. Residential Blup Area	4618.66 SQ.MT.
20. D.P. Area (5.00x5.00)	25.00 SQ.MT.

certified that the plot/land under referance was surved by me on 10-11-2023. and the dimensions of site etc. of plot stated on plan are as admeasured on site and the area so worked out tallies with the area stated in documents of ownership /t.p.act.

LEGEND

1. PLOT BOUNDRY SHOWN IN BLACK.
2. PROPOSED CONSTRUCTION SHOWN IN RED.
3. SEWER LINE SHOWN IN RED DOTTED.
4. WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN.

PROPOSED LAYOUT PLAN ON GUT NO.-12 (P), AT PISADEVI TQ.&DIST.-CHH.SAMBHAJINAGAR.
FOR - M/S- SHANKARA BUILDERS THROUGH ITS PARTNERS.
1. SHRI. GANESH PANDURANG KOLTE.
2. SHRI. GOPAL JUGALKISHOR JAJU.

OWNERS SIGN

Shankara Builders Partner

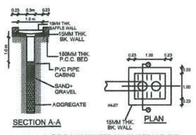
ARCHITECTS SIGN

ARCHITECT
Mr. Dhananjay B. Doifode
(B.Arch, M.Arch)
CA/2013/60839
"Ganraj" P.No.3 & 4, Gajanan Colony, Aurangabad

D² ARCHITECTS & INTERIOR DESIGNER'S (DEVA'S GROUP)
AR.DHANANJAY DOIFODE.
"GANRAJ" PLOT NO.-3 & 4 , GAJANAN COLONY , GARKHEDA , AURANGABAD.
MO.- 9767455995 email: doifodedhananjay8@gmail.com

SUBMISSION DRAWING | SCALE - 1:500

DRAWN BY-P.D. | CHECKED BY-D.D. | DT -26.04.2023 | DRWG. NO.- 01



DETAIL OF RAIN WATER HARVESTING PIT

LAY OUT PLAN

SCALE 1:500