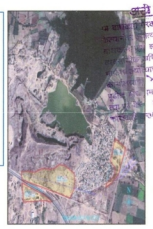
SHEET NO : 1

Approved as ammended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No.1256/2024
Date : 14/02/2025

K.B. Bhavsar
TOWN PLANNER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

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




SITE PLAN SCALE (N.T.S.)

LAYOUT PLAN SCALE 1:500

BLOCK AREA CALCULATION
ADDITIONS

1. 0.50 X 107.73 X 227.42 = 12249.98 SQ.MT.
2. 0.50 X 81.94 X 227.42 = 9317.40 SQ.MT.
3. 0.50 X 37.43 X 56.43 = 1056.09 SQ.MT.
4. 0.50 X 11.94 X 47.67 = 284.59 SQ.MT.
5. 0.50 X 23.63 X 90.10 = 1064.53 SQ.MT.
6. 0.50 X 8.94 X 62.94 = 281.34 SQ.MT.
7. 0.50 X 23.27 X 23.88 = 277.84 SQ.MT.
8. 0.50 X 23.27 X 54.66 = 635.97 SQ.MT.
9. 0.50 X 23.29 X 73.01 = 740.69 SQ.MT.

10. TOTAL AREA = 25908.43 SQ.MT.

TOTAL PLINE AREA STATEMENT
(ALL BUILDING)

SR.NO.	TENEMENT TYPE	PLINE AREA
1	BLDG-A1A2	4256.14
2	BLDG-A3A4	4256.14
3	BLDG-A5A6	4256.14
4	BLDG-A7A8	4256.14
5	BLDG-A9A10	4256.14
6	BLDG-A11A12	4256.14
7	BLDG-A13A14	4256.14
8	BLDG-A15A16	4256.14
9	BLDG-A17A18	3952.70
14	TOTAL	38001.82

1) AREA OF SQUARE
=4.50X4.50
=20.25 SQ.M.
2) AREA OF CIRCLE = $\frac{\pi r^2}{4}$
$= \frac{3.14 \times (4.50 \times 4.50)}{4} = \frac{63.585}{4} = 15.896$ sq.m.
AREA OF SHADED REGION= 20.25 − 15.896 = 4.354 sq.m.

ROAD CURVATURE
AREA CALCULATION

Table No. 8B - Parking Requirements

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.	1008	0.7	0	741	0	741	Additional 5% Visitors area Added
2	TOTAL				0	741	0	741	

OPEN SPACE-01
AREA KEY PLAN SCALE:1:500

AREA STATEMENT OPEN SPACE-01

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	170.49	165.36	1.00	28187.21	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	6.11	20.71	0.50	63.98	SQ.M.
3	40.24	83.02	0.50	1670.86	SQ.M.
4	13.94	69.62	0.50	417.94	SQ.M.
5	20.37	112.00	0.50	1763.33	SQ.M.
6	30.60	133.81	0.50	2452.07	SQ.M.
7	21.42	133.81	0.50	2142.16	SQ.M.
8	12.26	140.37	0.50	3067.25	SQ.M.
9	9.44	165.36	0.50	1561.71	SQ.M.
10	28.57	170.46	0.50	3443.94	SQ.M.
11	22.62	165.36	0.50	2985.12	SQ.M.
12	10.66	90.11	0.50	3209.16	SQ.M.
TOTAL DEDUCTIONS				22336.07	SQ.M.
NET AREA				5889.19	SQ.M.

OPEN SPACE-02
AREA KEY PLAN SCALE:1:500

AREA STATEMENT OPEN SPACE-02

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	43.07	80.08	1.00	3372.30	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.
TOTAL DEDUCTIONS				9.00	SQ.M.
NET AREA				2363.61	SQ.M.

OPEN SPACE AREA STATEMENT

OPEN SPACE-01	5889.19	SQ.M.
OPEN SPACE-02	2363.61	SQ.M.
TOTAL	8252.80	SQ.M.
NET AREA	8252.80	SQ.M.

POTENTIAL AREA STATEMENT

	Width of Front Road (m)	60.00
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)	862500.00
(b)	as per measurement sheet (As per approved layout)	25908.43
(c)	as per site	25908.43
(d)	Minimum of above	25908.43
2	Deductions for	
(a)	Proposed D.P./S.P. Road widening Area/Service Road / Highway widening	1923.04
(b)	Any D.P. Reservation Area	0.00
(c)	(Total a+b)	1923.04
3	Balance area of plot (1-2)	23985.39
4	Amenity Space (if applicable)	
(a)	Required Amenity Space	1199.27
(b)	Amenity Area Proposed (Plot)	1200.85
5	Net Plot Area (3-4b)	22784.54
6	Recreational Open space (if applicable)	
(a)	Required - (10% x 5)	2398.54
(b)	Proposed -	8252.80
7	Internal Road area	1923.04
8	Plotable area (In case of Layout)	14531.74
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 1d x 1.0)	25908.43
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 1)	1923.04
(d)	In-situ area against Amenity Space if handed over. (2.00 crt/1.85 x Sr. No. 4 (Inland Area))	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))	25908.43
(b)	Proposed Built-up Area Commercial Area Component (15b)	
(c)	Proposed Built-up Area Residential Area Component (13a-13b)	25908.43
(d)	Ancillary Area FSI upto 60% For Commercial area (13b x 60%)	0.00
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)	15545.06
(f)	Total Ancillary Area Entitlement (d+e)	15545.06
(g)	Proposed Ancillary Area	15545.06
(h)	Total Built up Area Entitlement (a+11c)	41453.49
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	38001.82
(d)	Consumed Built-up Area	38001.82
16	F.S.I. Consumed (15d/3)	1.697
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No.3)	
(b)	Proposed	

AMENITY SPACE-01
AREA KEY PLAN SCALE:1:500

AREA STATEMENT AMENITY SPACE

SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	21.96	55.08	1.00	1209.56	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.
TOTAL DEDUCTIONS				8.71	SQ.M.
NET AREA				1200.85	SQ.M.

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.

ARCHITECT
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 safety and safety at the work site.

Dy. Commissioner - 2
Municipal Corporation
Chhatrapati Sambhajinagar
JOINT OWNER
CHHATRAPATI SAMBHAJINAGAR MUNICIPAL CORPORATION

LEGENDS
PLOT BOUNDARY
PROPOSED CONSTRUCTION
ENCLOSURE LINE
RAIN PIPE 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 1000 EWS HOUSING UNDER PMAY - AHP(PPP) MODEL IN BLOCK - C IN GUT NO.227/1, SITUATED AT MAUJE TISGAON, TAL & DIST. CHHATRAPATI SAMBHAJINAGAR

ARC ASSOCIATES
AURANGABAD

DRAWN BY: SWAPNIL P. SHROFF
LICENSED BY: LICENSED SURVEYOR

	REVISED ON
SCALE :- 1:50,1:500	
DATE :-	09 Dec, 2023
DRAWN BY	CHECKED BY
SHEET NO.	SWAPNIL

CREATION OF AGRICULTURE FARM

ISO - 9001 : 2008

7, chetan super market, trimurti chowk, jawahar colony, aurangabad - 5

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