

Approved as amended
In... Subject to
the conditions mentioned in
this office order No. 176/2024-25
Date: 17-10-2024

By the
Municipal Corporation
Chhatrapati Sambhaji Nagar
O.C. Signed By D.D.T.P.

अटी व नियम

या बांधकाम परवानगीनुसार बांधकाम सुरु
केवळ एकाच उद्देशासाठी (P11th Level) चे
बांधकाम पूर्ण झाल्यावर वास्तुविशारद /
व्यवसायिक अभियंता/ सुचकव्यवहार, यांचे
मार्फत ज्योत्यारचे पूर्णत्वाचे प्रमाणपत्र ह्या
कार्यालया- प्राप्त करून घेऊन नंतरच
पुढील बांधकाम सुरु करावे अन्यथा आपण
व्यवसायिक बांधकाम, अनाधिकृत समजून
कारवाई करण्यात येईल याची नोंद घ्यावी.
मार्त बांधकाम
व माती म.न.पा.च्या
दस्त्यावर ठेवू नये

SCHEDULE OF OPENING :

DOORS		WINDOWS	
D1	1.00 X 2.37	W1	1.50 X 1.77
D2	0.80 X 2.37	W2	0.75 X 1.77
D3	0.75 X 2.37	W3	1.28 X 1.17
D4	0.90 X 2.37	W4	1.35 X 1.77
SD1	1.50 X 2.37	W5	0.70 X 1.77
SD2	2.65 X 2.37	W6	1.75 X 1.77
SD3	2.10 X 2.37	W7	2.50 X 1.77
SD4	1.80 X 2.37	W8	3.28 X 2.37
SD5	1.60 X 2.37	V	0.60 X 0.90
SD6	2.50 X 2.37		

LEGEND :

PLOT BOUNDARY SHOWN AS	
PROPOSED P-LINE SHOWN AS	
DRAINAGE LINE SHOWN AS	
WATER LINE SHOWN AS	

REVISED PLAN OF COMMERCIAL & RESIDENTIAL
BUILDING ON PLOT NO.04, GUT NO.-75/P, AT.
VILLAGE -ITKHEDA, TQ & DIST- CHHATRAPATI
SAMBHAJINAGAR,
FOR,

M/S. BCD REALITY THROUGH ITS PARTNER'S,
1. MR. NIKHIL KALYANRAO CHAVAN.
2. MR. DEEPAK DIGAMBARRAO DAVKHAR.
3. MRS. SANGITA RAMESH BORNARE.
4. MR. SANJAY NANASAHEB BORNARE.

NORTH

TITLE

REV. SUBMISSION PLAN

SAMIL ARCHITECTS
NISHIGANDHI C. RANA NAGAR,
OPP. ATITHI HOTEL, JALNA ROAD, CHHATRAPATI
SAMBHAJINAGAR-PIN- 431005, PH-0240 2451616,
EMAIL- info@samilarchitects.com

DEALT BY - VIJAY J. JOB NO. - A-2303
CHECKD BY - MMW
DATE: 03-08-2024 SCALE:- 1:100

OWNER'S SIGNATURE

ARCHITECTS :-

Sign
Er. Milind M. Wadekar
Regd No. MCB/R/2019/APL/00260

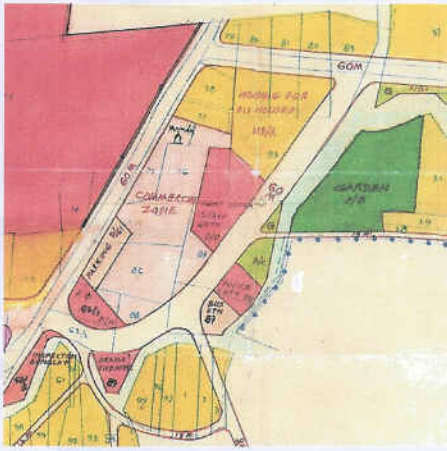
AR.SAMEER N. AUSEKAR
REGD. NO. -
CA-95/19301

ER.MILIND M. WADEKAR
REGD. NO. -
MCB/R/2019/APL/00260

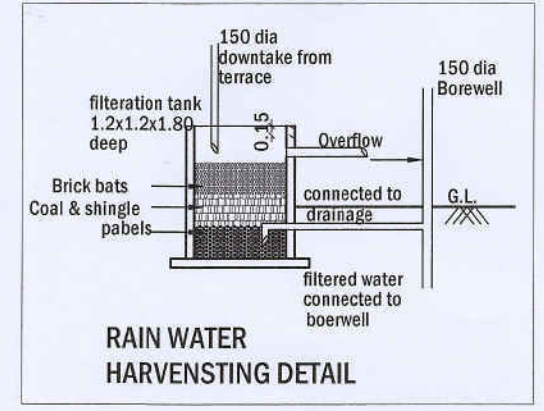
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED)	PROVIDED PARKING	REMARKS
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	4	0.7	6	3	Additional 5% Visitors Area Added
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	23	0.7	17	17	Additional 5% Visitors Area Added
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	15	0.7	6	12	Additional 5% Visitors Area Added
2	Mercantile (Markets, Departmental stores, Shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	1662.40	0.7	24	70	Visitors Area Not required
3	TOTAL				53	102	



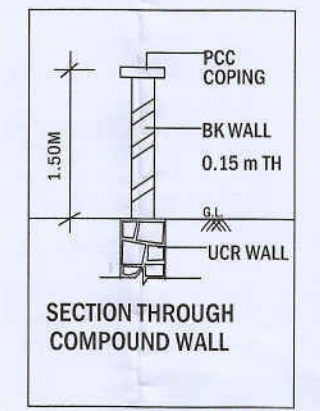
LOCATION PLAN



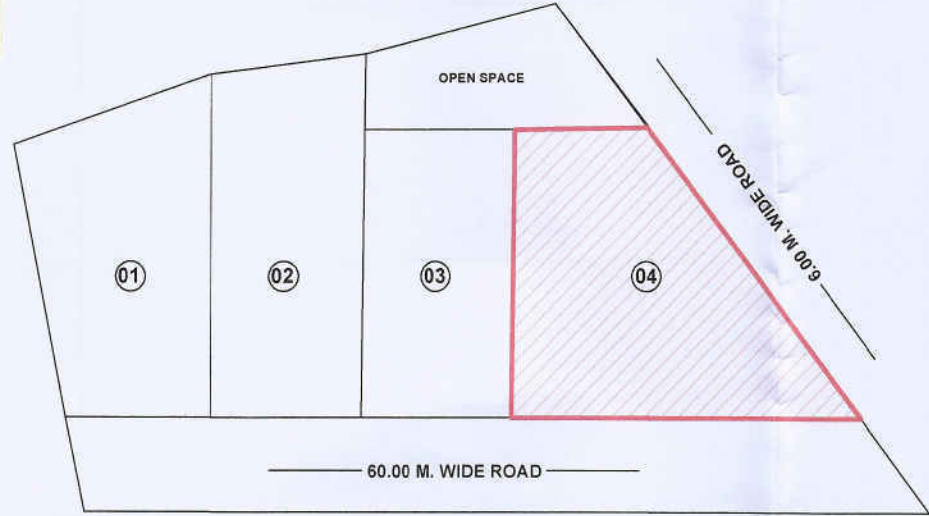
PART D.P. PLAN



RAIN WATER HARVESTING DETAIL

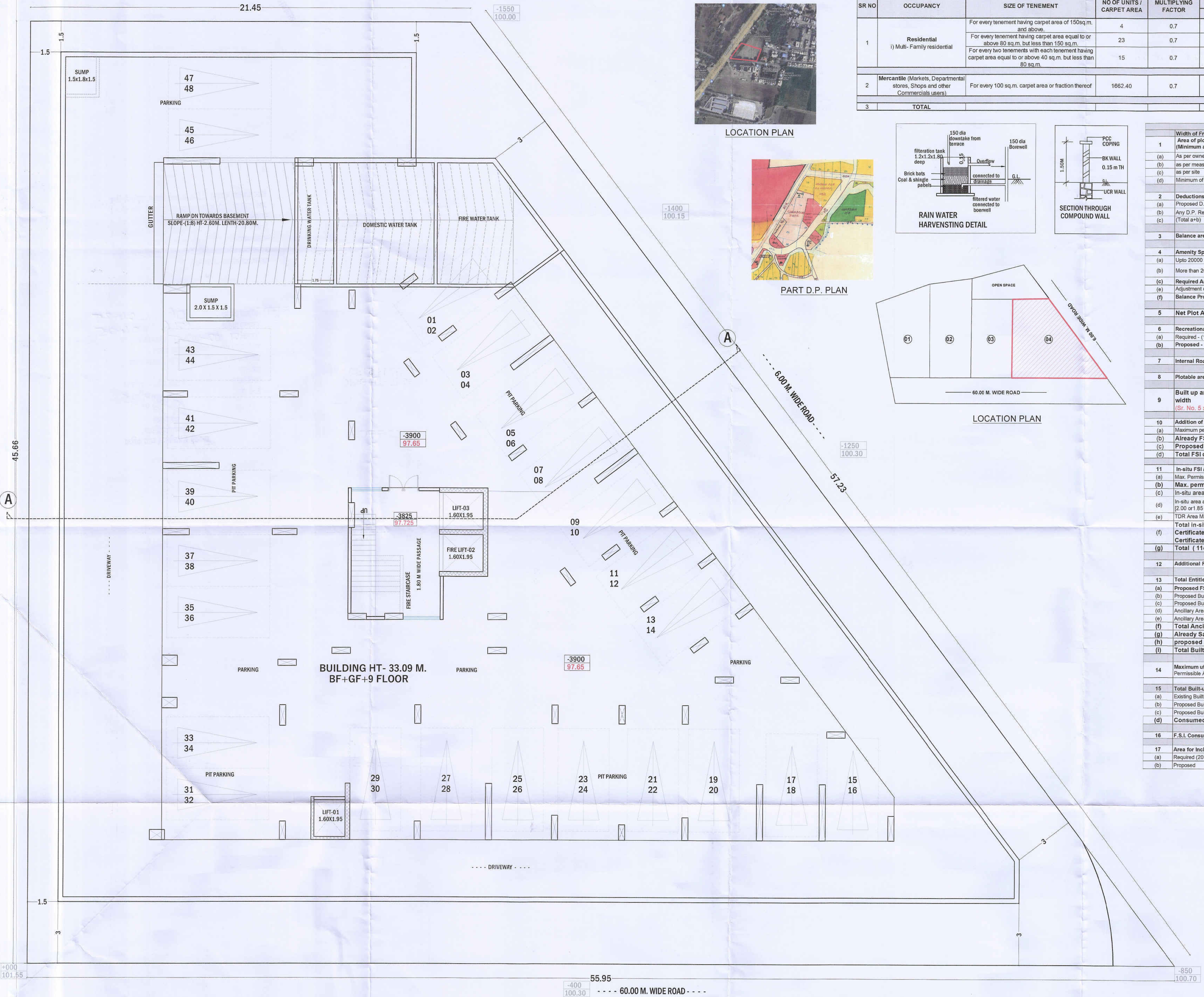


SECTION THROUGH COMPOUND WALL



LOCATION PLAN

POTENTIAL AREA STATEMENT	
1	Width of Front Road (m)
2	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)
(b)	As per measurement sheet (As per approved layout)
(c)	As per site
(d)	Minimum of above
3	Deductions for
(a)	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening
(b)	Any D.P. Reservation Area
(c)	Total a-b
4	Balance area of plot (1-2)
5	Amenity Space (if applicable)
(a)	Upto 20000 sq.m.
(b)	More than 20000 sq.m. (5% of Total area)
(c)	Required Amenity Space (b)
(d)	Adjustment of 2(b), if any -
(e)	Balance Proposed -
6	Net Plot Area (3-4f)
7	Recreational Open space (if applicable)
(a)	Required - (10% x 5)
(b)	Proposed -
8	Internal Road area
9	Plotable area (In case of Layout)
10	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.1)
11	Addition of FSI on payment of premium
(a)	Maximum permissible premium FSI (50% of 1d)
(b)	Already FSI on payment of premium.
(c)	Proposed FSI on payment of premium.
(d)	Total FSI on payment of premium.
12	In-situ FSI / TDR loading
(a)	Max. Permissible TDR Loading (As per Road Width)
(b)	Max. permissible TDR Area (1d x 11a)
(c)	In-situ area against D.P.road if any (2c x 2)
(d)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)
(f)	Total In-situ / TDR loading proposed
(g)	Certificate No.- AMC/TP/DR/E/159/2013 - 1769.50 SQ.MT.
(h)	Certificate No.- AMC/TP/DR/E/173/2014 - 480.50 SQ.MT.
(i)	Total (11c+11f)
13	Additional FSI area under Chapter No. 7
14	Total Entitlement of FSI in the proposal
(a)	Proposed FSI (9 +10(d)+11(g))
(b)	Proposed Built-up Area Commercial Area Component (15b)
(c)	Proposed Built-up Area Residential Area Component (13a-13b)
(d)	Ancillary Area FSI upto 80% For Commercial area (13b x 80%)
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)
(f)	Total Ancillary Area Entitlement (d+e)
(g)	Already Sanctioned Ancillary Area
(h)	proposed Ancillary Area Entitlement
(i)	Total Built up Area Entitlement (a+g+h)
15	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width
16	Total Built-up Area in proposal.
(a)	Existing Built-up Area.
(b)	Proposed Built-up Area Commercial Area
(c)	Proposed Built-up Area Residential Area
(d)	Consumed Built-up Area
17	F.S.I. Consumed (15d/5)
18	Area for Inclusive Housing, if any
(a)	Required (20% of Sr.No 9)
(b)	Proposed



BASEMENT FLOOR PLAN

NOTE:- ALL TOILETS, SHOP & W.C. MECH. VENT. IS PROVIDED

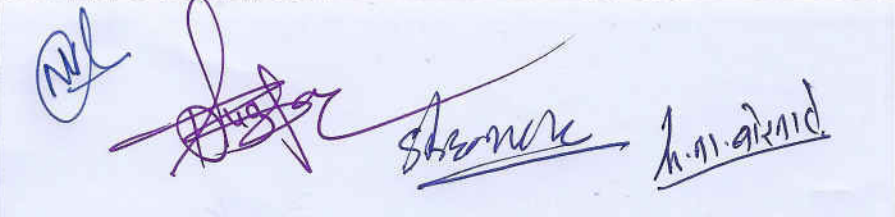
Approved as ammended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No. 1204-25
Date: 17.10.2024
D.Y. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
Signed By C.D.T.F.

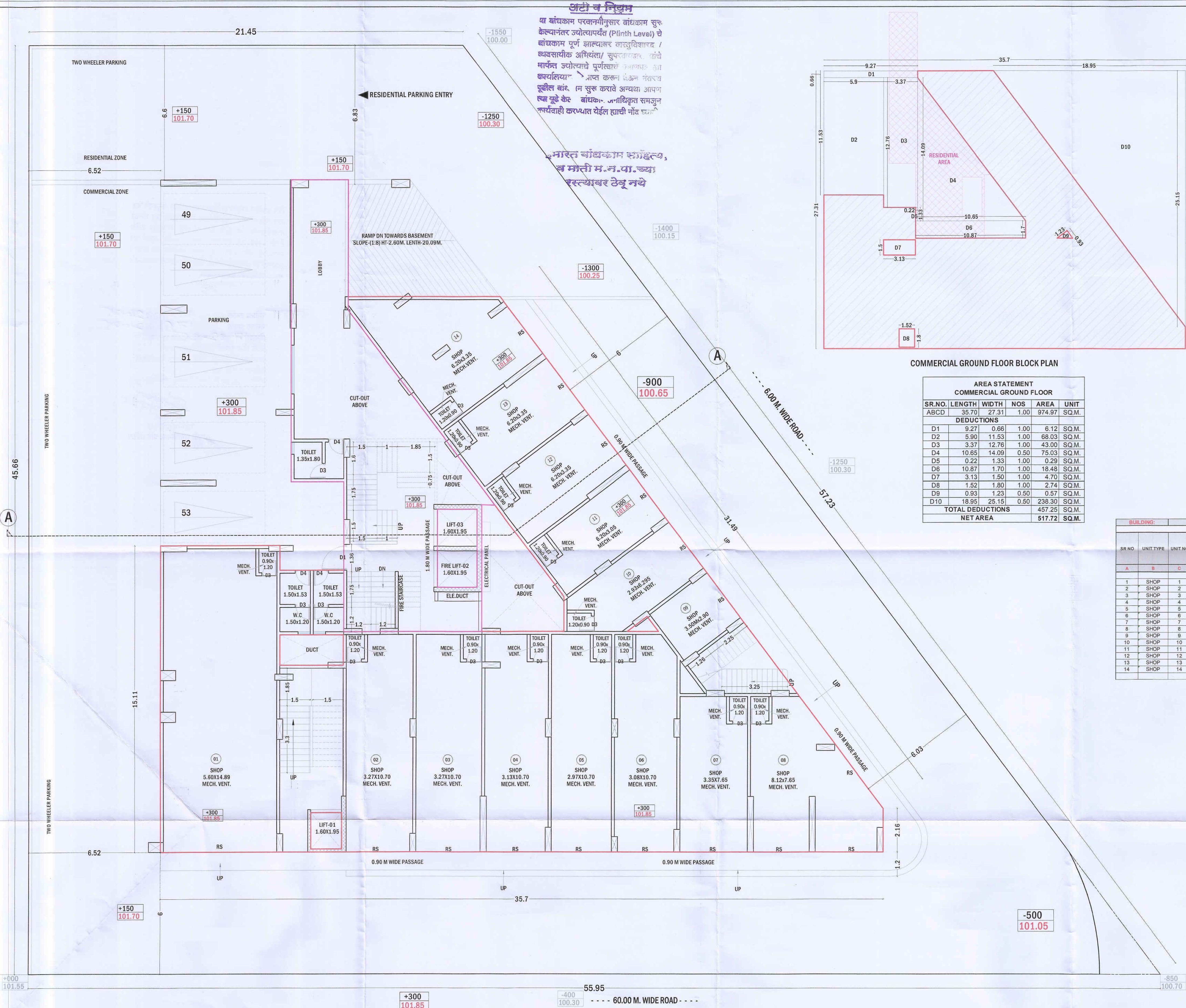
Form of Statement 2 [Sr. No. 9 (a)] Proposed Building					
SR.NO.	BUILDING	FLOOR	COMMERCIAL PLINE AREA	RESIDENTIAL PLINE AREA	TOTAL PLINE AREA
1	RESIDENTIAL & COMMERCIAL	BASEMENT FLOOR	0.00	0.00	0.00
2		GROUND FLOOR	517.72	111.59	629.31
3		FIRST FLOOR	987.11	36.99	1024.10
4		SECOND FLOOR	987.11	36.99	1024.10
5		SERVICE FLOOR	0.00	44.61	44.61
6		THIRD FLOOR	0.00	827.44	827.44
7		FOURTH FLOOR	0.00	827.44	827.44
8		FIFTH FLOOR	0.00	827.44	827.44
9		SIXTH FLOOR	0.00	827.44	827.44
10		SEVENTH FLOOR	0.00	827.44	827.44
11		EIGHTH FLOOR	0.00	830.37	830.37
12		NINTH FLOOR	0.00	758.04	758.04
13	TOTAL		2491.94	9555.79	8447.73

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TITLE REV. SUBMISSION PLAN	
SYNERGY GROUP SAMIL ARCHITECTS NISHIGANDH C, RANA NAGAR, OPP. ATITHI HOTEL, JALNA ROAD, CHHATRAPATI SAMBHAJINAGAR-PIN- 431005, PH-0240 2451616, EMAIL- info@samilarchitects.com	
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GROUND FLOOR PLAN

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