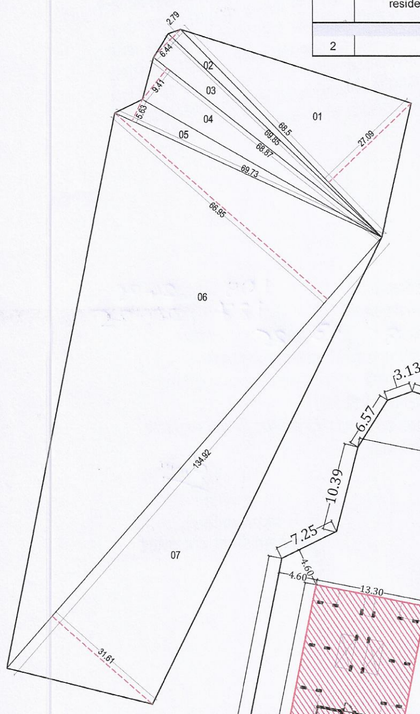
| Table No. 8B - Parking Requirements | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SR NO | OCCUPANCY | SIZE OF TENEMENT | NO OF UNITS / CARPET AREA | MULTIPLYING FACTOR | REQUIRED PARKING (NON CONGESTED) | | PROVIDED PARKING | | REMARKS |
| | | | | | CARS | SCOOTER | CARS | SCOOTER | |
| 1 | **Residential** i) Multi- Family residential | For every two tenements with each tenement having carpet area less than 30 Sq.m. | 326 | 0.7 | 0 | 240 | 0 | 240 | Additional 5% Visitors area Added |
| 2 | TOTAL | | | | 0 | 240 | 0 | 240 | |



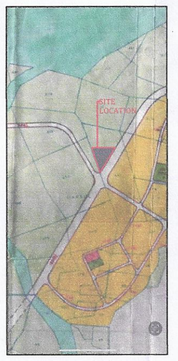

## BLOCK AREA CALCULATION

ADDITIONS

1. 0.50 X 27.09 X 68.50 = 927.83 SQ.MT.
2. 0.50 X 2.79 X 69.85 = 97.44 SQ.MT.
3. 0.50 X 6.44 X 69.85 = 224.92 SQ.MT.
4. 0.50 X 9.41 X 68.87 = 324.03 SQ.MT.
5. 0.50 X 5.63 X 69.73 = 196.29 SQ.MT.
6. 0.50 X 66.95 X 134.92 = 4516.45 SQ.MT.
7. 0.50 X 31.61 X 134.92 = 2132.41 SQ.MT.

8. TOTAL AREA =8419.37 SQ.MT.

| TOTAL PLINE AREA STATEMENT ( ALL BUILDING) | | |
|---|---|---|
| SR.NO. | TENEMENT TYPE | PLINE AREA |
| 1 | A1A2 | 4708.03 |
| 2 | A3A4 | 3378.81 |
| 3 | B1 | 3437.43 |
| 4 | B2 | 633.40 |
| 5 | B3 | 633.40 |
| 6 | TOTAL | 12791.07 |




OLD DP PLAN



NEW DP PLAN

| Building Type | Floors | Plinth Area | No. of Tenaments | Carpet Area of Tenament | | Built up Area of Tenament | |
|---|---|---|---|---|---|---|---|
| | | | | Area in Sqm | No. of Tenaments | Area in Sqm | No. of Tenaments |
| A1 A2 | G+7 | 4708.03 | 120 | 29.83 | 120 | 33.59 | 36 |
| | | | | | | 33.35 | 84 |
| A3 A4 | G+5 | 3378.81 | 86 | 29.83 | 86 | 33.59 | 28 |
| | | | | | | 33.35 | 58 |
| B1 | G+7 | 3437.43 | 88 | 29.83 | 88 | 33.59 | 32 |
| | | | | | | 33.35 | 56 |
| B2 | G+1 | 633.4 | 16 | 29.83 | 16 | 33.59 | 8 |
| | | | | | | 33.35 | 8 |
| B3 | G+1 | 633.4 | 16 | 29.83 | 16 | 33.59 | 8 |
| | | | | | | 33.35 | 8 |




## LAYOUT PLAN SCALE 1:500



SITE PLAN SCALE (N.T.C.)




| POTENTIAL AREA STATEMENT | | |
|---|---|---|
| | **Width of Front Road** (m) | **45.00** |
| 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) | 8419.26 |
| (b) | as per measurement sheet (As per approved layout) | 8419.26 |
| (c) | as per site | 8419.26 |
| (d) | Minimum of above | **8419.26** |
| 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) | **8419.26** |
| 4 | **Amenity Space** (if applicable) | |
| (a) | Required Amenity Space | 420.96 |
| (b) | **Amenity Area Proposed ( Plot)** | **424.65** |
| 5 | **Net Plot Area** (3-4b) | **7994.61** |
| 6 | **Recreational Open space** (if applicable) | |
| (a) | Required - (10% x 5) | 841.93 |
| (b) | **Proposed -** | **860.46** |
| 7 | **Internal Road area** | 0.00 |
| 8 | **Plotable area** (In case of Layout) | **0.00** |
| 9 | **Built up area with reference to Basic F.S.I. as per front road width** (Sr. No. 5 x 1.0) | **7994.61** |
| 10 | **Addition of FSI on payment of premium** | |
| (a) | Maximum permissible premium FSI (30% of 1d) | 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)]** | 7994.61 |
| (b) | Proposed Built-up Area Commercial Area Component (15b) | |
| (c) | Proposed Built-up Area Residential Area Component (13a-13b) | 7994.61 |
| (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%) | 4796.77 |
| (f) | **Total Ancillary Area Entitlement (d+e)** | **4796.77** |
| (g) | **Proposed Ancillary Area** | **4796.77** |
| (h) | **Total Built up Area Entitlement (a+g)** | **12791.38** |
| 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 | 12791.07 |
| (d) | **Consumed Built-up Area** | **12791.07** |
| 16 | **F.S.I. Consumed (15d/5)** | **1.598** |
| 17 | **Area for Inclusive Housing, if any** | 0.00 |
| (a) | Required (20% of Sr.No.9) | |
| (b) | Proposed | |

LAY OUT | SHEET NO : 1/10

सशर्तदार यांची प्रत

Approved as ammended In.....Colour Subject to the Conditions mentioned in this office Building Permit No.1857/2024-25 Date: 31/10/2025

K.U. Bhave
TOWN PLANNER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C. Signed By D.D.T.P.

**अटी व नियम**

या बांधकाम परवानगीनुसार बांधकाम सुरू केल्यानंतर ज्योत्यापर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर वास्तुविशारद / व्यवसायीक अभियंता/ सुपरवायझर, यांचे मार्फत ज्योत्याचे पूर्णत्वाचे प्रमाणपत्र ह्या कार्यालयाकडून प्राप्त करून घेऊन नंतरच पुढील बांधकाम सुरू करावे अन्यथा आपण स्वत: पुढे केलेले बांधकाम अनधिकृत समजून त्याची कारवाई करण्यात येईल ह्याची नोंद घ्यावी.

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

### CERTIFICATION OF AREA

Certified that, the plot under reference was surveyed by me on 02 September 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 Ex. Engineer / Building Permission / PMAY / MHADA. 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.

Land Owner
Commissioner & Administrator
Chhatrapati Sambhajinagar Municipal Corporation

Dy. Commissioner - 2
Municipal Corporation
Chhatrapati Sambhajinagar

**LEGENDS**

| | |
|---|---|
| PLOT BOUNDARY | |
| PROPOSED CONSTRUCTION | |
| DRAINAGE LINE | |
| WATER LINE | |

## LAYOUT PLAN

SIGNATURE OF CLIENT

NAME OF CLIENT: **Chhatrapati Sambhajinagar Municipal Corporation**

TITLE :

**PROPOSED AFFORDABLE HOUSING PROJECT FOR 326 EWS HOUSING UNDER PMAY - AHP(PPP) MODEL IN GUT NO. 216, SITUATED AT HARSUL, TAL & DIST. CHHATRAPATI SAMBHAJINAGAR**

SIGN & SEAL

Architect SWAPNIL P. SHROFF Regdn. No. CA/1996/20610 M. Arch (U.D.), B. Arch Govt. Approved Valuer

ARCHITECT :
SWAPNIL P. SHROFF
LAXMIKANT M. SURVE

REVISED ON

| | |
|---|---|
| SCALE - 1:100,1:500 | |
| DATE - 31-08-2024 | |
| DRAWEN BY | CHECKED BY |
| SHIVAJI J. | SWAPNIL |

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


laxmikant surve
swapnil shroff
arc associates
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