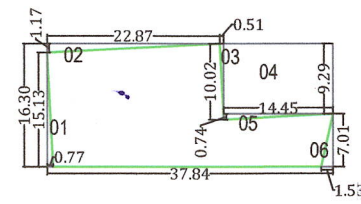
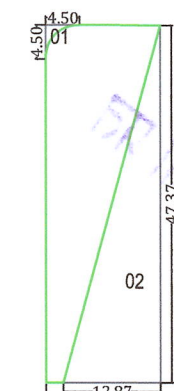
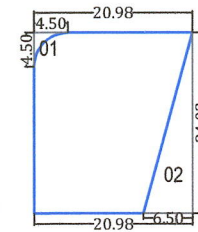


Table No. 8B - Parking Requirements									
SR NO	OCCUPANCY	SIZE OF TENEMENT	NO OF UNITS / CARPET AREA	MULTIPLYING FACTOR	REQUIRED PARKING (NON CONGESTED)		PROVIDED PARKING		REMARKS
					CARS	SCOOTER	CARS	SCOOTER	
1	Residential i) Multi-Family residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	504	0.7	0	371	0	371	Additional 5% Visitors area Added
2	TOTAL				0	371	0	371	

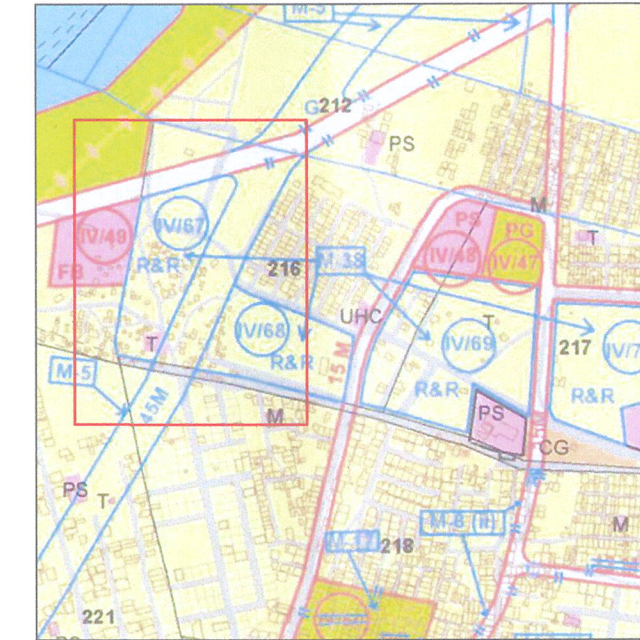
OPEN SPACE-01
AREA KEY PLAN SCALE 1:500OPEN SPACE-02
AREA KEY PLAN SCALE 1:500AMENITY SPACE
AREA KEY PLAN SCALE 1:500

AREA STATEMENT AMENITY SPACE					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	20.98	24.02	1.00	503.94	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	6.50	23.94	0.50	77.81	SQ.M.
TOTAL DEDUCTIONS				82.15	SQ.M.
NET AREA				421.79	SQ.M.

SITE LOCATION



OLD DP PLAN



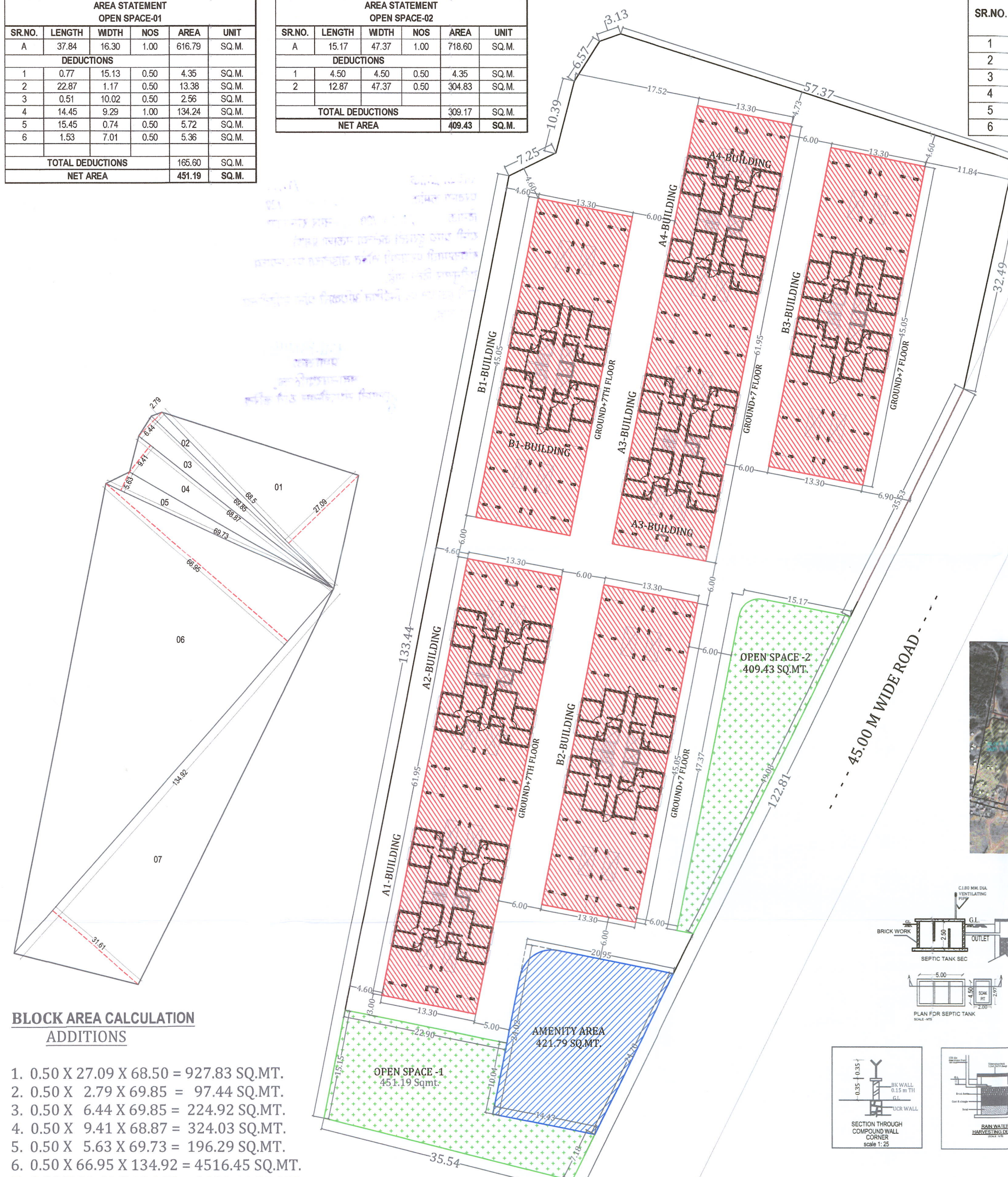
NEW DP PLAN

TOTAL PLINE AREA STATEMENT (ALL BUILDING)		
SR.NO.	TENEMENT TYPE	PLINE AREA
1	A1A2	4708.03
2	A3A4	4708.03
3	B1	3437.43
4	B2	3437.43
5	B3	3437.43
6	TOTAL	19728.35

Building Type	Floors	Plinth Area	No. of Tenements	Carpet Area of Tenement		Built up Area of Tenement	
				Area in Sqm	No. of Tenements	Area in Sqm	No. of Tenements
A1A2	G+7	4708.03	120	29.83	120	33.59	28
A3A4	G+7	3378.81	120	29.83	120	33.59	28
B1	G+7	3437.43	88	29.83	88	33.59	28
B2	G+7	633.4	88	29.83	88	33.59	28
B3	G+7	633.4	88	29.83	88	33.59	28

AREA STATEMENT OPEN SPACE-01					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	37.84	16.30	1.00	616.79	SQ.M.
DEDUCTIONS					
1	0.77	15.13	0.50	4.35	SQ.M.
2	22.87	1.17	0.50	13.38	SQ.M.
3	0.51	10.02	0.50	2.56	SQ.M.
4	14.45	9.29	1.00	134.24	SQ.M.
5	15.45	0.74	0.50	5.72	SQ.M.
6	1.53	7.01	0.50	5.36	SQ.M.
TOTAL DEDUCTIONS				165.60	SQ.M.
NET AREA				451.19	SQ.M.

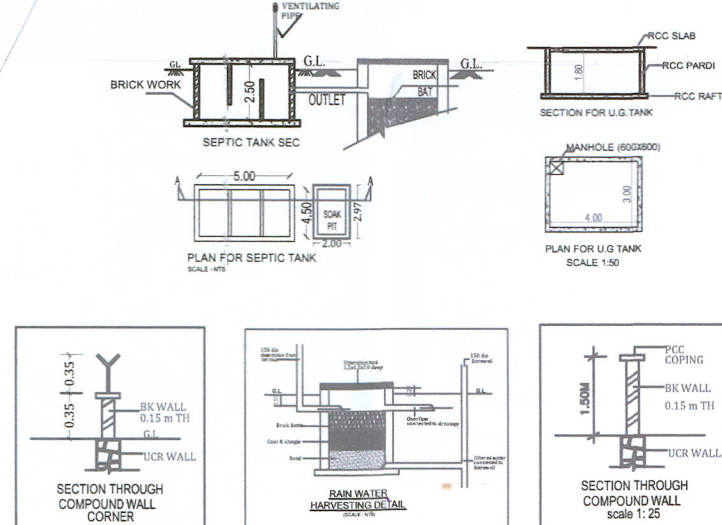
AREA STATEMENT OPEN SPACE-02					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	15.17	47.37	1.00	718.60	SQ.M.
DEDUCTIONS					
1	4.50	4.50	0.50	4.35	SQ.M.
2	12.87	47.37	0.50	304.83	SQ.M.
TOTAL DEDUCTIONS				309.17	SQ.M.
NET AREA				409.43	SQ.M.

BLOCK AREA CALCULATION
ADDITIONS

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

8. TOTAL AREA = 8419.37 SQ.MT.

SITE PLAN SCALE (N.T.C.)



LAYOUT PLAN SCALE 1:500

POTENTIAL AREA STATEMENT	
1	Width of Front Road (m)
	45.00
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
2	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)
3	Balance area of plot (1-2)
	8419.26
4	Amenity Space (if applicable)
(a)	Required Amenity Space
(b)	Amenity Area Proposed (Plot)
5	Net Plot Area (3-4b)
	7997.47
6	Recreational Open space (if applicable)
(a)	Required - (10% x 5)
(b)	Proposed -
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 2.5)
	19993.68
10	Addition of FSI on payment of premium
(a)	Maximum permissible premium FSI (30% of 1d)
(b)	Proposed FSI on payment of premium.
11	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/or (c)]
(e)	TDR Area May Required after In-Situ FSI (11b-11c-11d)
(f)	Total in-situ / TDR loading proposed
(g)	Total (11c+11f)
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)]
(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 (13c x 80%)
(e)	Ancillary Area FSI upto 60% For Residential area (13c x 60%)
(f)	Total Ancillary Area Entitlement (d+e)
(g)	Proposed Ancillary Area
(h)	Total Built up Area Entitlement (a+g)
14	Maximum utilization limit of F.S.I. (Building Potential) Permissible As per Road width
	3.00
15	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
16	F.S.I. Consumed (15d/5)
	2.467

अर्जदार यांची प्रत

(वा.अ.युक्त यांचे माध्यमेने)

Approved as amended
In.....Colour Subject to
the Conditions mentioned in
this office Building Permit No...../2025-26
Date: 09/10/2025

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

O.C. Signed by D.D.T.P.

अंदाज बं नित्यम

बांधकाम परवानगीनुसार बांधकाम सु-
स्थानंतर ज्योत्यापर्यंत (Plinth Level) चे
बांधकाम पूर्ण झाल्यावर वास्तुविशारद /
ज्योतीयांक अभियंता/ सुपरवायझर, यांचे
आर्कट ज्योत्याचे पूर्णत्वाचे प्रमाणपत्र हा
कार्यालयात प्राप्त करून घेऊन नंतरचे
पुढील बांधकाम सुरू करावे अन्यथा आबा
त्या पूर्वे केले बांधकाम जनाधिकृत समिती
कार्यालयात करण्यात येईल हाची नोंद घ्यावी

भारत बांधकाम साहित्य
व माती म.न.पा.च्या
नसत्यावर ठेवू नये

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

LEGENDS

PLOT BOUNDARY	
PROPOSED CONSTRUCTION	
DRAINAGE LINE	
WATER LINE	

TITLE: LAYOUT PLAN

SIGNATURE OF CLIENT

NAME OF CLIENT: Chhatrapati Sambhajinagar Municipal Corporation

NAME OF WORK:

PROPOSED AFFORDABLE HOUSING PROJECT FOR 504 EWS
HOUSING UNDER PMAY - AHP(PPP) MODEL IN GUT NO. 216,
SITUATED AT HARSUL, TAL & DIST. CHHATRAPATI
S A M B H A J I N A G A R

SIGN & SEAL

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



laxmikant surve
swapnil shroff
arc associates
architects
urban planners
interior designers
approved values

ISO - 9001 : 2008

SCALE: 1:100, 1:500	REVISED ON
DATE: 31-08-2024	CHECKED BY
DRAWN BY	SWAPNIL
SHIVABILI	
T.B.M. +100.00	
TAKEN ON STRUCTURE PLINTH	

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