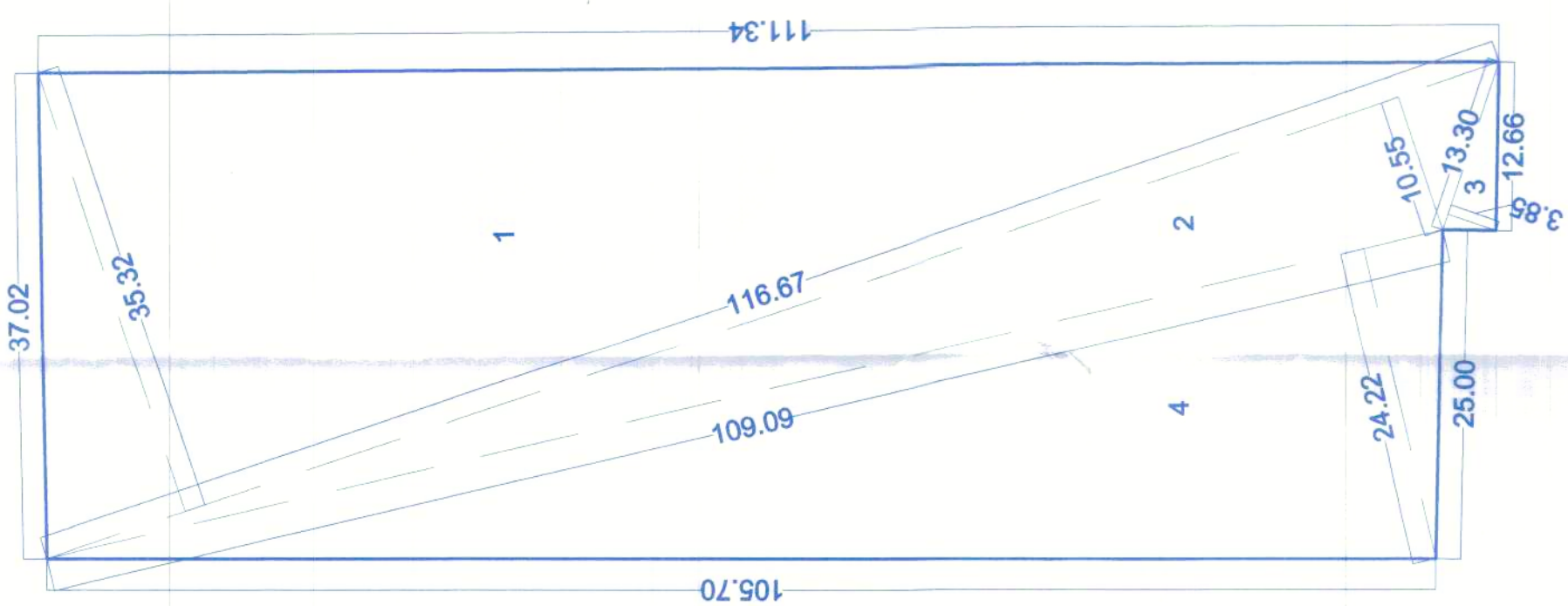


F.S.I. STATEMENT				
FLOOR	TOTAL BUILT UP AREA (P-LINE) [C=A+B]	TENEMENTS	FIRE LIFT	LIFT AREA
BASMENT 01				
LOWER GROUND PARKING				
UPPER GROUND	1428.035	18		
FIRST	1428.035	18		
SECOND	1428.035	18		
THIRD	1428.035	18		
FOURTH	1428.035	18		
FIFTH	1428.035	18		
SIXTH	1428.035	18		
SEVENTH	1337.117	18		
EIGHTH	1428.035	18		
NINTH	1258.726	16		
TOTAL	14020.123	178	5.14	8.92
TOTAL BUILT UP AREA =	14020.123			
TOTAL BUILT UP AREA + EXCESS REFUGE AREA (19.32)	14039.443			
PERMISSIBLE FLOOR AREA =	14040.000			
BALANCE AREA =	0.557			

WATER REQUIRED CALCULATIONS (RESIDENTIAL)									
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS									
WING	TOTAL FLATS	TOTAL PERSONS		WATER REQD / DAY		FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY	
WING	178	178	X 05 =	890	890	X 135 =	120150.00	X 1.5 =	210225.00
TOTAL	178		890		120150.00	20000.00	Lits	140150.00	Lits

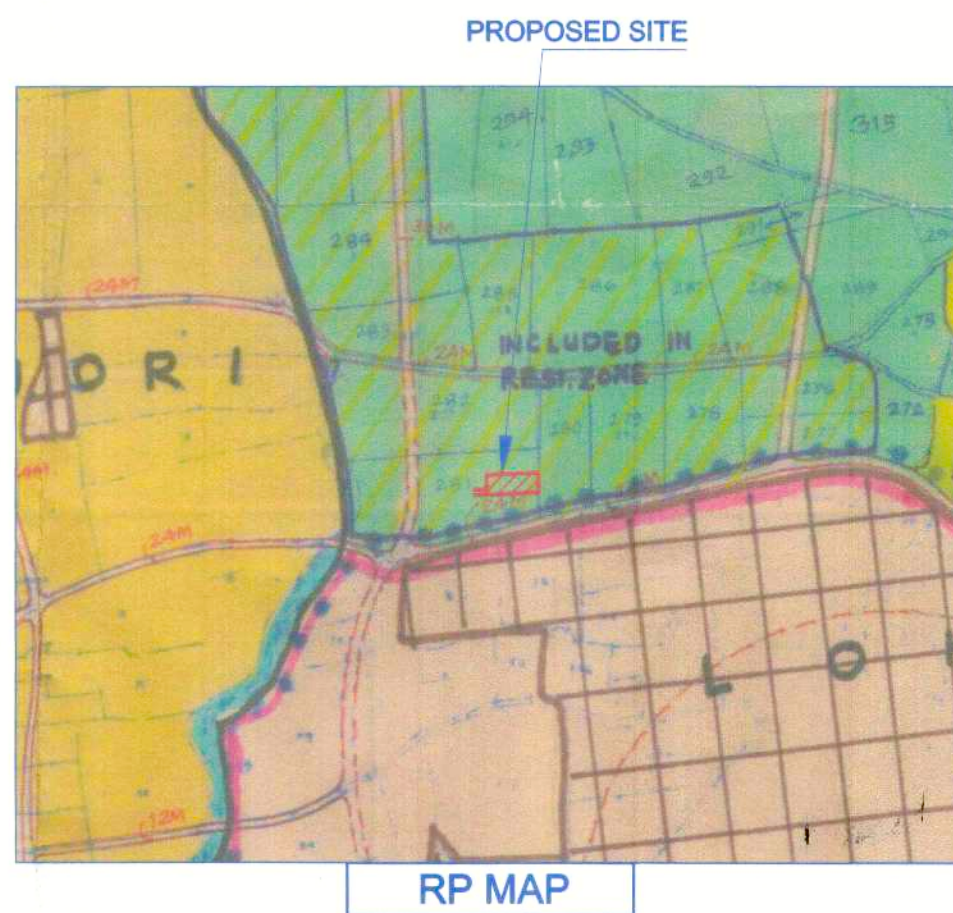
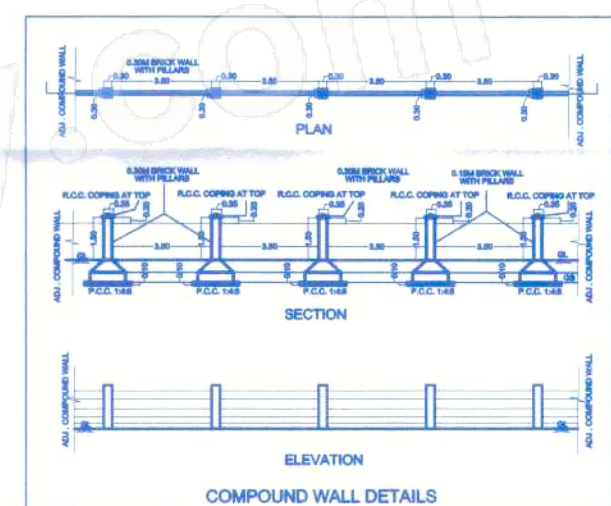
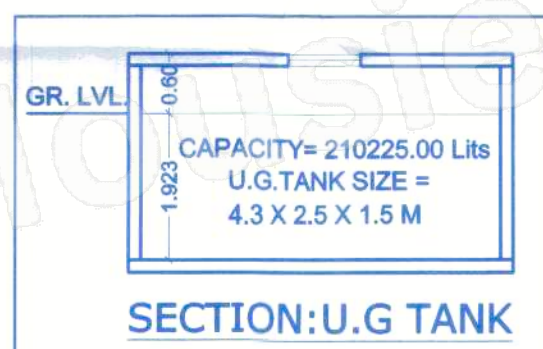
PLOT AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)				
Sr.No.	Length Meter	Width Meter	No.	Total Sq. M.
1	116.67	35.32	X 0.5 =	2060.39
2	116.67	10.55	X 0.5 =	615.43
3	13.30	3.85	X 0.5 =	25.60
4	109.09	24.22	X 0.5 =	1321.08
TOTAL PLOT AREA				4022.51



PLOT AREA KEY PLAN SCALE:1:500

FSI AREA	NON -FSI AREA	GROSS BUILT-UP AREA
14039.443	4403.370	18442.813

Sr. No.	Description	Area in sq.mt
1	F.S.I. Area	14039.443
2	Non F.S.I	
3	Roof slab	1427.340
4	Lift	14.060
5	Refuge Area	88.740
7	Basement/Lower Parking	2427.650
8	OWC	48.000
9	Electrical room	60.000
10	STP	74.000
11	UGWT	105.000
12	OHWT	65.000
13	Security cabin+ toilet + society	17.720
14	Pump room	30.000
15	Staircase Cap	45.860
16	Total Non F.S.I.	4403.370
Total Construction Built Up Area		18442.813
Total F.S.I. Area + Total Non F.S.I.		18442.813



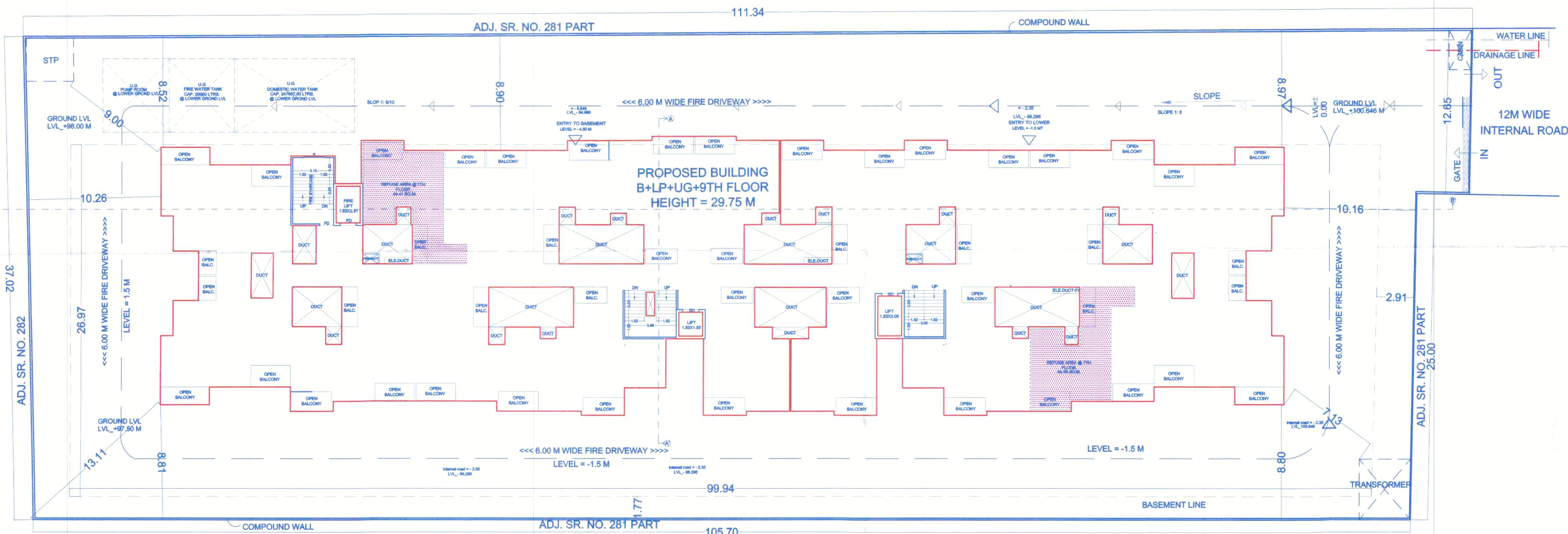
RP MAP



GOOGLE MAP

PARKING AREA STATEMENT (RESIDENTIAL)			
PARKING REQUIRED FOR RESIDENTIAL	CARS	SCOOTERS	
TOTAL NO. OF FLATS FOR 178 FLATS	1	2	
PARKING REQUIRED	20	40	
PARKING REQUIRED	1	2	
PARKING REQUIRED	68	136	
PARKING REQUIRED	0	0	
TOTAL PARKING REQUIRED	88	176	
5% VISITOR'S PARKING	04	09	
TOTAL PARKING REQUIRED	92	185	
TOTAL PARKING AREA	92 X 12.50	185 X 2.00	
TOTAL PARKING PROVIDED	92	185	

TOTAL NO. OF SCOOTER = 185
 TOTAL NO. OF SCOOTERS PROVIDED = 84
 COMPOSITE PARKING = 101/6 = 16.8 = 17 CARS
 TOTAL NO. OF CARS REQUIRED = 92 + 17 = 109 CARS
 TOTAL NO. OF CARS PROVIDED = 173 CARS



LAYOUT SCALE:1:200

STAMP OF APPROVAL

Revised Residential, Date - 20/01/2025
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. C-18158/25

Building Inspector (B.P.D.P. Zone No.-1) P.M.G.
 Deputy Engineer P.M.G.



PROFARMA -- I

A	AREA STATEMENT :	SQ. M.
1.	AREA OF PLOT (Minimum area of a, b, c to be considered)	3900.00
	(a) as per ownership document (7/12, CTS extract)	3900.00
	(b) as per measurement sheet	4022.51
	(c) as per site	4022.51
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./R.P. ROAD WIDENING AREA	0.00
	(b) ANY D.P. RESERVATION AREA :	0.00
	(Total a + b)	0.00
3.	GROSS AREA OF PLOT [1 - 2]	3900.00
4.	AMENITY SPACE (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
5.	NET PLOT AREA [3 - 4(a)]	3900.00
6.	RECREATIONAL OPEN SPACE (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTTABLE AREA (if applicable)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (5 X 1.10)	4290.00
10.	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
	(a) Maximum permissible premium FSI-based on road width/TOD zone	0.00
	(b) Proposed FSI on payment of premium (3900 X 0.5 = 1950)	1950.00
11.	IN-SITU FSI / TDR LOADING	
	(a) In-situ area against DP road [2.0 x 2(a)] (if any)	0.00
	(b) In-situ area against Amenity Space, if handed over (2.0 or 1.85 x 4(b) and/or (c))	0.00
	(c) TDR Area [0.85 x 3900.00 = 2535.00]	2535.00
	Total TDR [11(a) + (b) + (c)]	2535.00
12.	ADDITIONAL FSI UNDER CHAPTER 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	(a) [9 + 10(b) + 11(d)] or whichever is applicable	8775.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	5265.00
	(c) Total entitlement (a + b)	14040.00
14.	MAXIMUM UTILIZATION LIMIT OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH	14040.00
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding 7b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per Pline)	14039.443
	(c) Total (a + b)	14039.443
16.	FSI CONSUMED (15 / 13) (should not be more than 14.)	0.99
17.	AREA OF INCLUSIVE HOUSING (if any)	
	(a) Required (20% of 5.)	0.00
	(b) Proposed	0.00

LEGEND :	
PLOT LINE (Thick Black)	
EXISTING ROAD (Green)	
PROPOSED ROAD (Green Dotted)	
PERMISSIBLE BUILDING LINE (Black)	
WORK TO BE DEMOLISHED (Yellow Hatch)	
PROPOSED WORK (Red)	
DRAINAGE & SEWAGE (Red Dotted Thin)	
WATER SUPPLY (Black Dotted Thin)	
DEVIATIONS (Red Hatched)	

CERTIFICATE OF AREA :
 Certified that the plot under reference was surveyed by me on _____ 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.

Signature _____
 (Ar. Atit Shrikant Admulwar)

OWNER'S DECLARATION
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

OWNER'S / POAH NAME				SIGNATURE	
M/S. HANS ASSOCIATES					
MR. MOHANRAJ NAMDEO MOZE & OTHERS					
ARCHITECT'S NAME				SIGNATURE	
AR. ATIT SHRIKANT ADMULWAR					
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
AA_2017-109	MD_001_R4	1:100	MANALI 16.01.2025	AA	CA / 2006 / 41887