

BUILDING LAYOUT PLAN

IOD SANCTIONED
AMALGAMATION - CC NO - CC/2262/24 DATE - 25.10.2024

AREA STATEMENT

1	AREA OF PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	3933.00
a	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	4142.89
b	AS PER MEASUREMENT SHEET	4143.89
c	AS PER SITE	3933.00
2	DEDUCTIONS FOR	
a	PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	1133.19
a1	60.00 m WIDE ROAD	315.83
a2	24.00 m WIDE DP ROAD	266.90
a3	12.00 m WIDE SERVICE ROAD	550.46
a4	TOTAL	1133.19
b	ANY D.P. RESERVATION AREA (TOTAL a + b)	1133.19
3	BALANCE AREA OF PLOT (1-2)	2799.81
4	AMENITY SPACE (IF APPLICABLE)	-
a	REQUIRED -	-
b	ADJUSTMENT OF 2(B), IF ANY -	-
c	BALANCE PROPOSED -	-

5	NET PLOT AREA (3-4 (C))	2799.81
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
a	REQUIRED -	-
b	PROPOSED -	-
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.NO.5 X 1.1)	3079.79
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / T/O ZONE (0.50 X SR.NO. 1)	-
b	PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN-SITU FSI / TDR LOADING (1.40 X SR.NO.1)	-
12	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2 (a)], IF ANY	-
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X SR.NO.4 (b) and/or (c)],	-
c	TDR AREA (5506.20 - 2266.38)	-
d	TOTAL IN-SITUATOR LOADING PROPOSED (11(a) + (b) + (c))	-
13	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
14	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	3079.79
a	[9+10(b) + 11(d)] or 12WHICHEVER IS APPLICABLE	3079.79
b	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES ONLY FSI = 2168.13X0.60 = 1300.87	1300.87
c	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES ONLY FSI = 881.43X0.80 = 705.14	705.14
d	TOTAL ENTITLEMENT (a+b+c)	5085.80
15	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8	3.00
16	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17(b))	-
a	PROPOSED BUILT-UP AREA (AS PER P-LINE)	5055.58
17	AREA FOR INCLUSIVE HOUSING, IF ANY (NOT APPLICABLE)	0.99
a	REQUIRED (20% OF SR.NO.5)	-
b	PROPOSED	-

PROPOSED TENEMENT	30
PARKING STATEMENT	CAR SCOOTER
PARKING REQUIRED BY RULE	41 115
PARKING PROVIDED	205 123

PLOT BOUNDARY	BLACK	WATER LINE	DOTTED BLACK
DRAINAGE LINE	DOTTED RED	EXISTING TO BE DEMOLISHED	YELLOW
PROPOSED WORK	RED	EXISTING TO BE RETAINED	BLUE

BRIEF SPECIFICATIONS	FOUNDATION UPTO HARD STRATA
EXT. WALLS 150mm THK (BRK/BLOCK)	INT. WALLS 150/110 mm THK (BRK)
EXT. PLASTER - SAND FACED	INT. PLASTER - NEERU FINISHED
M.S. WINDOWS WITH GLASS SHUTTERS	T.W. DOORS / FLUSH DOORS
GLAZED TILE DADO UPTO FULL HT. FOR TOIL BATH, WC.	

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on and the dimension of side etc. of plot stated on plan are as measured on site and area so worked out takes with the area stated in the document of ownership / P.s scheme record / land records duly city survey records.

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 of the work site.

DOORS	WINDOWS
D = 1.00 X 2.10	W1 = 1.50 X 1.40
D1 = 0.90 X 2.10	W2 = 1.20 X 1.40
D2 = 0.75 X 2.10	W3A = 1.20 X 1.00
RS = 2.40 X 2.40	

PROJECT:
PROPOSED LAYOUT OF BUILDING AT S.NO.56/4/2, 56/13/1/2/1, KONDHWA BUDRUK, TALUKA-HAVELI, DISTRICT-PUNE.

AR. SACHIN B. SOLANKI
ARCHITECT'S SIGN. *Sachin*
Ms. Kusuma Developers
Mr. Mahendra Pratapchand Oswal (P.A.H.)
SNO 585 PL 3, BIBVEWADI NEAR
AKASHDARSHAN SOCIETY, PUNE, PUNE.
MAHARASHTRA, 411037
OWNER / P.A.H. SIGN.

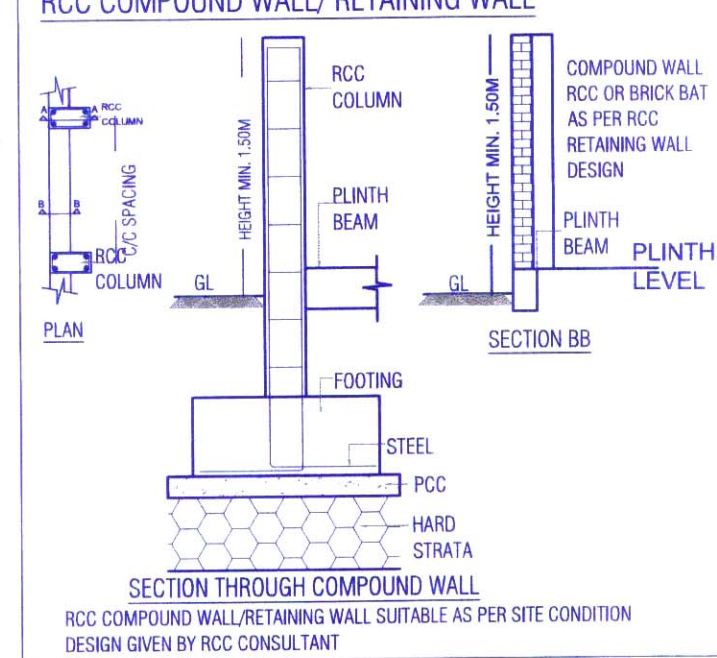
SCALE	DATE	DRAWN BY	CHECK BY	JOB NO
1:100	29.01.2025	PAYAL	SACHIN	AR-22/869



LOCATION PLAN

SR. NO.	DESCRIPTION	AREA IN SQ.M
A	F.S.I. AREA	5055.58
B	NON FSI	
2	TERRACE	1515.53
3	RAMP	342.46
4	LIFT + LMR	54.58
5	TOTAL PARKING AREAS	6844.90
6	ARCHITECTURAL PROJECTION	507.70
7	O.H WATER TANK	51.50
8	U.G. WATER TANK	150.10
9	STP	57.37
10	TRANSFORMER AND DG SET	49.07
11	OWC	27.71
12	SECURITY CABIN	11.82
13	OTHERS	498.81
C	TOTAL NON FSI	10111.55
D	Construction Built Up Area = (A + B)	15167.13
	Total F.S.I. Area + Total Non F.S.I	15167.13

RCC COMPOUND WALL/RETAINING WALL

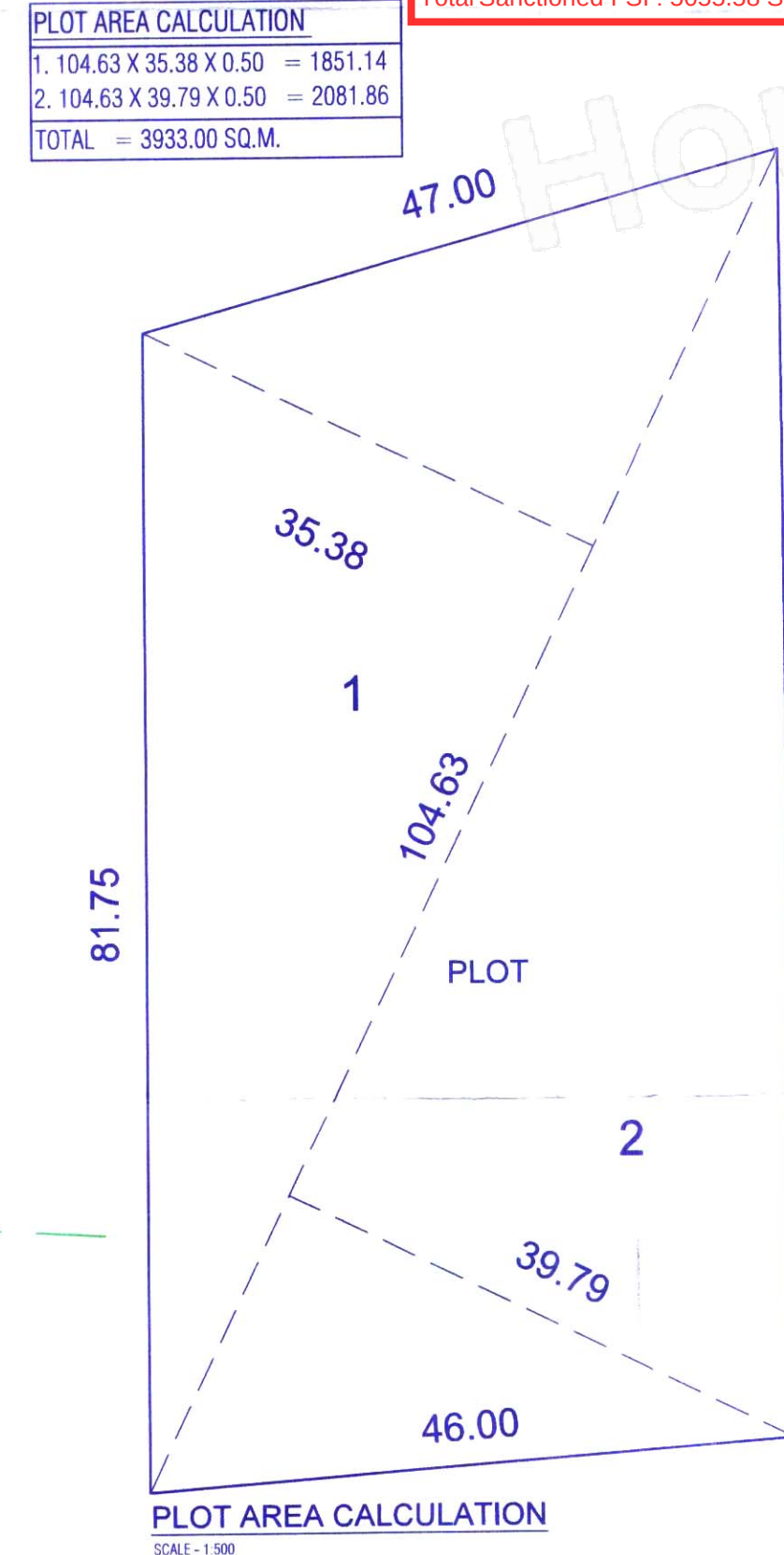
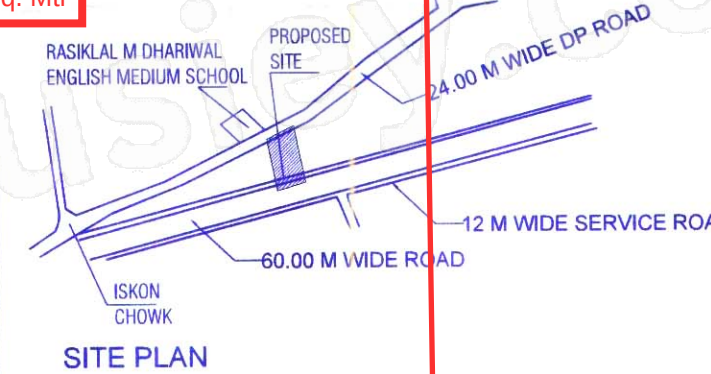


RCC COMPOUND WALL/RETAINING WALL SUITABLE AS PER SITE CONDITION DESIGN GIVEN BY RCC CONSULTANT

FLOOR	ONLY FSI AREA COMMERCIAL	ONLY FSI AREA RESIDENTIAL	AREA AS PER P-LINE COMMERCIAL	AREA AS PER P-LINE RESIDENTIAL	TENEMENTS	LIFT AREA
BASEMENT 1						
BASEMENT 2						
GROUND FLOOR	517.24	0.00	931.04	0.00	0	
1ST FLOOR	364.19	0.00	655.54	0.00	0	
STILT FLOOR	0.00	0.00	0.00	0.00	PARKING	15.96
PODIUM FLOOR	0.00	0.00	0.00	0.00	PARKING	
2ND FLOOR		543.03		868.84	6	
3RD FLOOR		541.70		866.72	8	
4TH FLOOR		541.70		866.72	8	
5TH FL		541.70		866.72	8	
TOTAL	881.43	2168.13	1586.58	3469.00	30	15.96
PROPOSED TOTAL AREA			5055.58		0	0.00

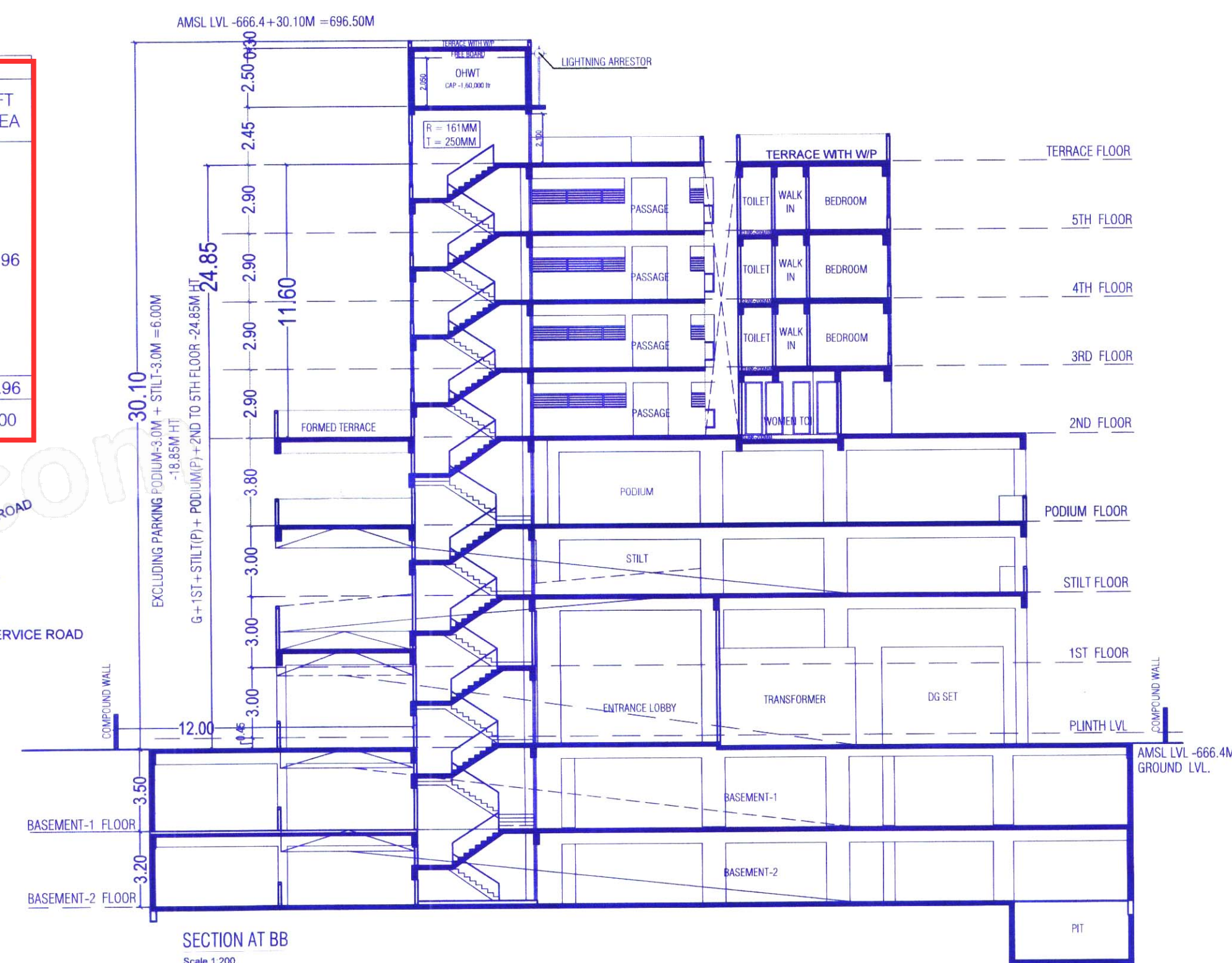
PLOT AREA CALCULATION
1. 104.63 X 35.38 X 0.50 = 1851.14
2. 104.63 X 39.79 X 0.50 = 2081.86
TOTAL = 3933.00 SQ.M.

Total Sanctioned FSI : 5055.58 Sq. Mtr

PLOT AREA CALCULATION
SCALE - 1:300

SITE PLAN

Residential Tenements	30
Commercial tenements	20
Total tenements	50

SECTION AT BB
Scale 1:200

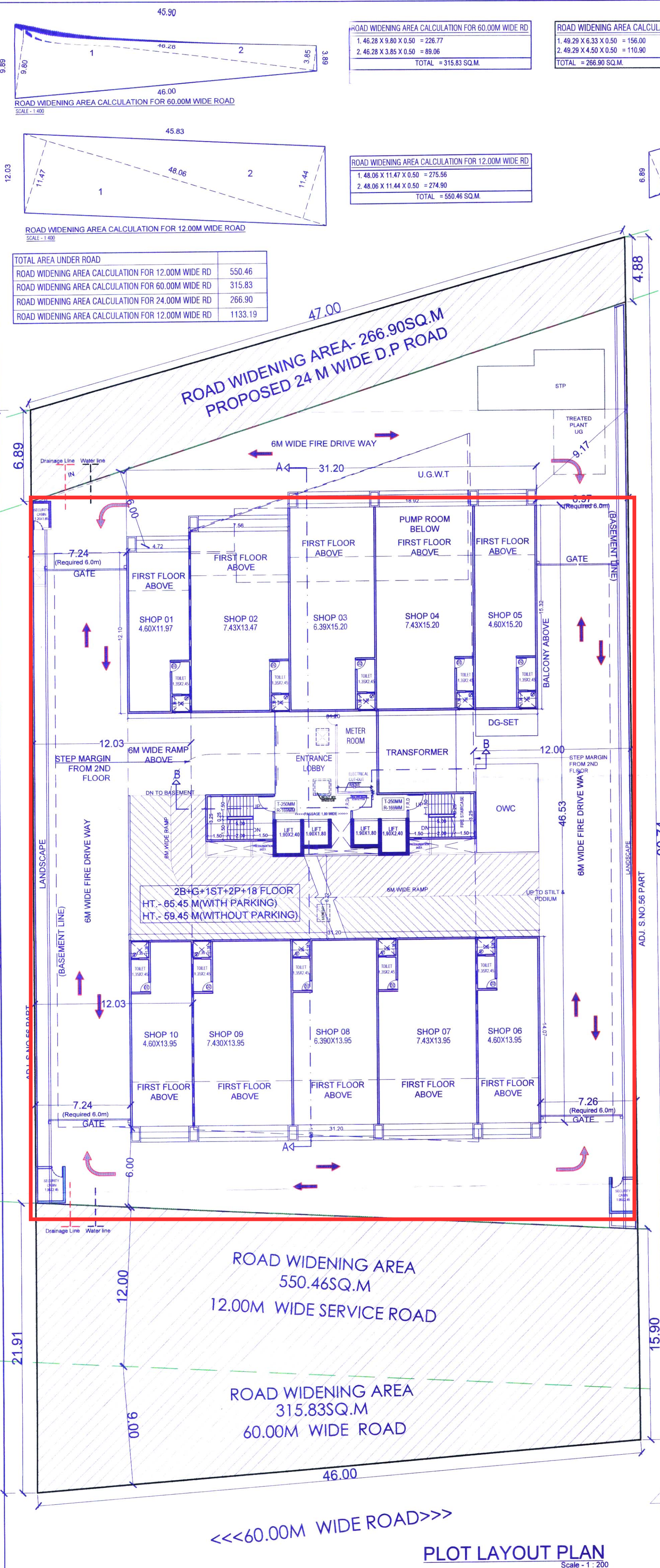
WATER CALCULATION

	PROPOSED TENEMENTS	NO OF PERSONS / TENEMENTS	WATER REQUIRED / PERSON / DAY	REQUIRED OVER HEAD WATER TANK (IN LITERS)	PROVIDED O.H.W.T. CAPACITY (IN LITERS)	REQUIRED UNDER GROUND WATER TANK (IN LITERS)	PROVIDED U.G.W.T. CAPACITY (IN LITERS)
				DOMESTIC (D) (APPROX)	FIRE FIGHTING (F)	TOTAL (D+F)	
COMM	1586.58X45/3			23805.15	40000	24000	36000
RESI	142	5	135	95850		96000	144000
TOTAL				119655.15	40000	120000	180000
TOTAL					160000	160000	200000

PARKING CALCULATION REQUIRED AND PROPOSED

	CARPET (SQ.M)	TENEMENTS	CAR (NOS.)	SCOOTER (NOS.)
Commercial	1586.58		16	79
Residential	40 - 80	14	7	14
	80 - 150	16	16	16
		30	39	109
ADD 5% VISITOR PARKING AREA		30	2	5
TOTAL			41	115
	TOTAL REQUIRED		41	115
	PROPOSED PARKING		205	123
	COMPOSITE PARKING AS PER NEW UDCPR 8.1.1 V. 6 SCOOTERS CONVERTED IN 1 CAR PARKING BAY		14	84
	REQUIRED AREA		2562.50	246.00
	TOTAL PROPOSED PARKING AREA = 2808.50 SQ.M.			

Total Number of Parkings (205+123) 328

PLOT LAYOUT PLAN
Scale - 1:200