FSI STATEMENT

BUILDING																NON F.S.I. AREA IN SQM		
FLOOR	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	TOTAL	PARKING AREA	LIFT	TENEMENTS
'B' BLDG	870.500	870.500	870.500	870.500	870.500	870.500	870.500	802.630	870.500	870.500	870.500	870.500	802.630	870.500	12051.26	870.50	12.93	304
TOTAL	870.50	870.50	870.50	870.50	870.50	870.50	870.50	802.63	870.50	870.50	870.50	870.50	802.63	870.50	12051.26	870.50	12.93	304
															12934.69			

FSI CALCULATION - BUILDING 'B'

FLOOR	NET B/UP AREA	LIFT AREA	TENT. NO.	HEIGHT ABOVE GR. FL.
FIRST FL.	870.500	12.93	22	43.05 M
SECOND FL.	870.500		22	
THIRD FL.	870.500		22	
FOURTH FL.	870.500		22	
FIFTH FL.	870.500		22	
SIXTH FL.	870.500		22	
SEVENTH FL.	870.500		22	
EIGHTH FL.	802.630		20	
NINTH FL.	870.500		22	
TENTH FL.	870.500		22	
ELEVENTH FL.	870.500		22	
TWLETH FL.	870.500		22	
THIRTEENTH FL.	802.630		20	
FOURTEENTH FL.	870.500		22	
TOTAL	12051.26	12.93	304	0

Parking Required For B Bldg.

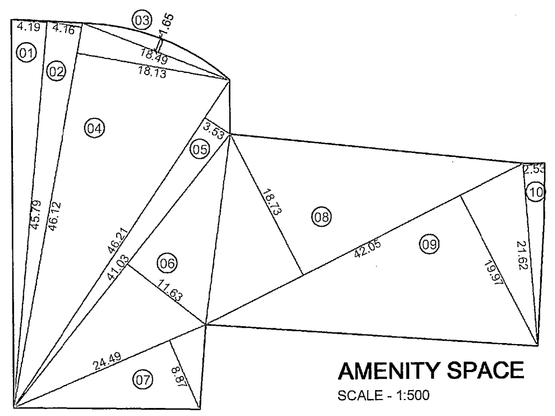
	TENAMENT		Cars	Scooters
A	304	For every two tenements with each tenement having carpet area less than 30 Sq.m. [0 4]	0	608
B	0	2 TENNAMENTS HAVING CARPET AREA UPTO 40-30 SQM. = 1/2	0	0
	0	2 TENNAMENTS HAVING CARPET AREA BELOW 30 SQM. = 0/4	0	0
TOTAL	304		0	608
		VISITOR'S PARKING 5%	0	30
		TOTAL PARKING	0	638

REQUIRED PARKING AREA -

CAR :- 12.50 = 0 X 12.50 = 0.00 SQ.M.
SCOOTER :- 2.00 = 638 X 2.00 = 1276.00 SQ.M.
TOTAL = 1276.00 SQ.M.

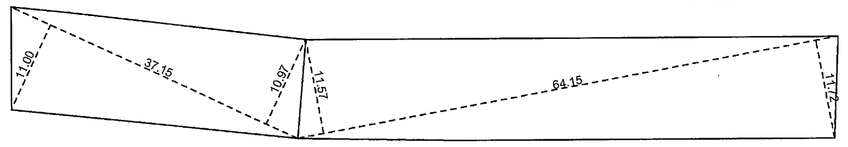
AMENITY AREA CALCULATION

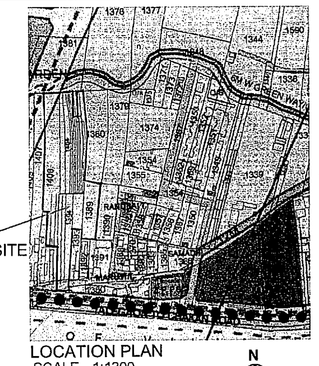
1	45.79	x	4.19	x	0.50	=	95.93
2	46.12	x	4.16	x	0.50	=	95.93
3	18.49	x	1.65	x	⅔	=	20.34
4	46.12	x	18.13	x	0.50	=	418.08
5	46.21	x	3.53	x	0.50	=	81.56
6	41.03	x	11.63	x	0.50	=	238.59
7	24.49	x	8.87	x	0.50	=	108.61
8	42.05	x	18.73	x	0.50	=	393.80
9	42.05	x	19.97	x	0.50	=	419.87
10	21.62	x	2.53	x	0.50	=	27.35
	TOTAL						1900.06



AMENITY SPACE
SCALE - 1:500

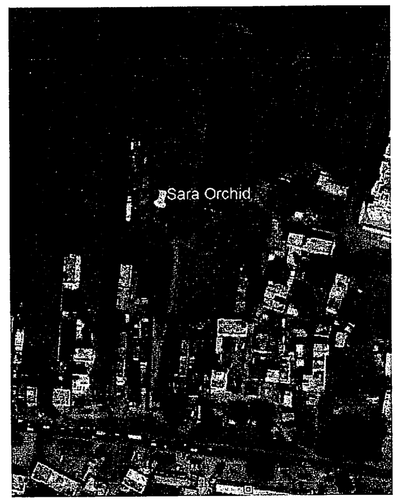
Sr. No.	Old Gat No.	New Gat No.	LAND OWNER NAME	DOC. NO	SALE DEED NAME	AUTHORIZED SIGNATORY	TOTAL 7/12 AREA	AREA AS PER DOCUMENT	AS PER DEMARCATION	MIN. AREA UNDER DEVELOPMENT
1.	1382	3419	MR. KRISHNA KALURAM KELKAR	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	900.00	900.00	905.35	900.00
2.	1383	3418	MR. BALASO DHANDIBA LENDGHAR	2172/2017	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	900.00	900.00	916.68	900.00
3.	1384	3417	MR. BABAN KASIBA LENDGHAR	1131/2017	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	800.00	800.00	805.30	800.00
4.	1386	3415	MR.GANESH DNYANESHWAR KSHETRAKARI	2334/2016	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	500.00	500.00	501.25	500.00
5.	1387	3414	MR. BABAN KASIBA LENDGHAR	1131/2017	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	500.00	500.00	505.14	500.00
6.	1388	3413	MR.GANESH DNYANESHWAR KSHETRAKARI	2334/2016	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	800.00	800.00	824.67	800.00
7.	1389	3412	MR.GANESH DNYANESHWAR KSHETRAKARI	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	2100.00	2100.00	2100.38	2100.00
8.	1393	3408	MR. SANJAY CHANDRAKANT LENDGHAR	5106/2014	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	1300.00	350.00	359.32	350.00
9.	1394	3407	MR. DATTARAY PANDURANG LENDGHAR	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	1600.00	1600.00	1604.08	1600.00
10.	1395	3406	MR. BALASO DHANDIBA LENDGHAR	2172/2017	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	500.00	500.00	500.57	500.00
11.	1403	3398	MR.GANESH DNYANESHWAR KSHETRAKARI	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	300.00	300.00	300.37	300.00
12	1404	3397	MR. KRISHNA KALURAM KELKAR	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	400.00	400.00	400.47	400.00
13.	1405	3396	MR.GANESH DNYANESHWAR KSHETRAKARI	2334/2016	M/S SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	600.00	600.00	600.09	600.00
14	1406	3395	MR.GANESH DNYANESHWAR KSHETRAKARI	200/2015	SARA BUILDER'S & DEVELOPERS	MR. RUPESH SITARAM AGARWAL	4500.00	4500.00	4523.95	4500.00
TOTAL							15700.00	14750.00	14847.62	14750.00





PROPOSED SITE

LOCATION PLAN
SCALE - 1:1300



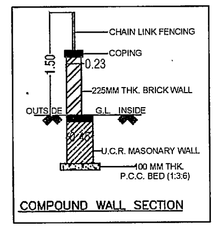
GOOGLE LOCATION PLAN
SCALE - 1:750

WATER REQUIREMENT/BLDG

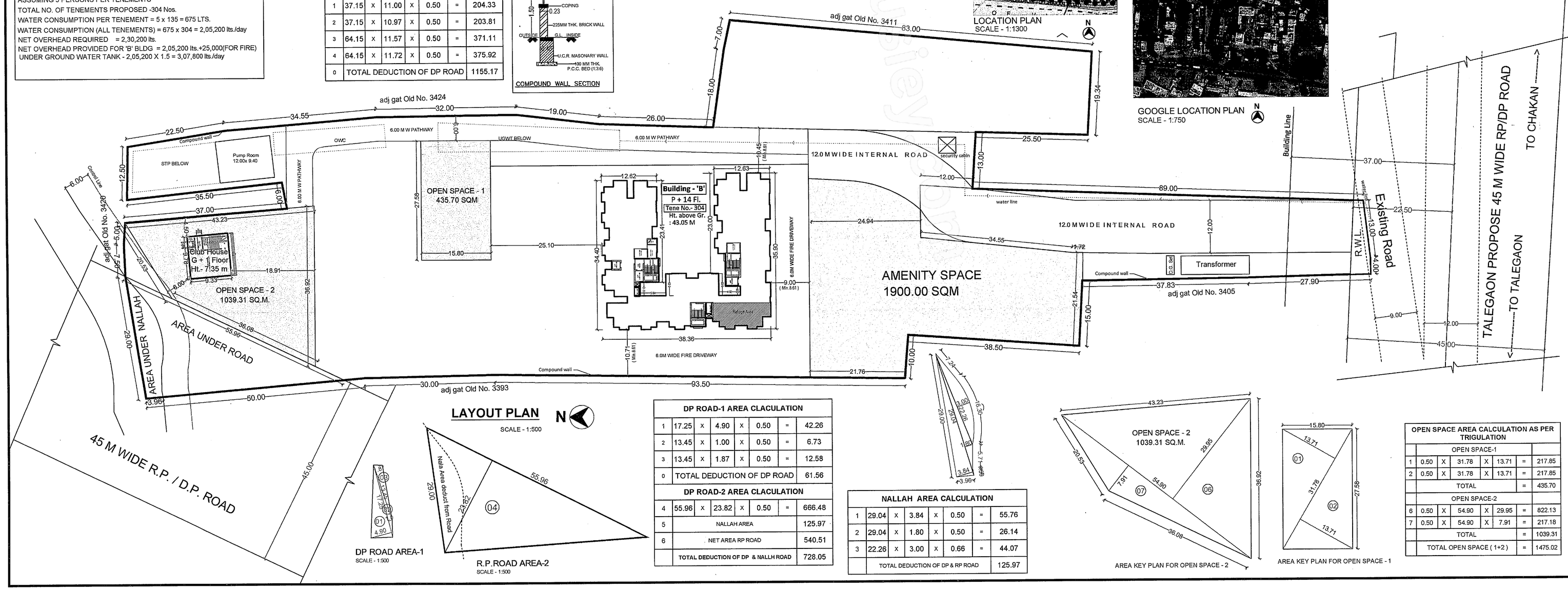
FOR RESIDENTIAL :-
WATER CONSUMPTION PER HEAD PER DAY (in litres) - 135 lts.
ASSUMING 5 PERSONS PER TENEMENTS
TOTAL NO. OF TENEMENTS PROPOSED -304 Nos.
WATER CONSUMPTION PER TENEMENT = 5 x 135 = 675 LTS.
WATER CONSUMPTION (ALL TENEMENTS) = 675 x 304 = 2,05,200 lts./day
NET OVERHEAD REQUIRED = 2,30,200 lts.
NET OVERHEAD PROVIDED FOR 'B' BLDG = 2,05,200 lts.+25,000(FOR FIRE)
UNDER GROUND WATER TANK - 2,05,200 X 1.5 = 3,07,800 lts./day

INTERNAL AREA CALCULATION

1	37.15	x	11.00	x	0.50	=	204.33
2	37.15	x	10.97	x	0.50	=	203.81
3	64.15	x	11.57	x	0.50	=	371.11
4	64.15	x	11.72	x	0.50	=	375.92
0	TOTAL DEDUCTION OF DP ROAD						1155.17



COMPOUND WALL SECTION



LAYOUT PLAN
SCALE - 1:500

R.P.ROAD AREA-2
SCALE - 1:500

DP ROAD AREA-1
SCALE - 1:500

DP ROAD-1 AREA CLACULATION

1	17.25	x	4.90	x	0.50	=	42.26
2	13.45	x	1.00	x	0.50	=	6.73
3	13.45	x	1.87	x	0.50	=	12.58
0	TOTAL DEDUCTION OF DP ROAD						61.56

DP ROAD-2 AREA CLACULATION

4	55.96	x	23.82	x	0.50	=	666.48
5	NALLAH AREA						125.97
6	NET AREA RP ROAD						540.51
	TOTAL DEDUCTION OF DP & NALLH ROAD						728.05

NALLAH AREA CALCULATION

1	29.04	x	3.84	x	0.50	=	55.76
2	29.04	x	1.80	x	0.50	=	26.14
3	22.26	x	3.00	x	0.66	=	44.07
	TOTAL DEDUCTION OF DP & RP ROAD						125.97

AREA KEY PLAN FOR OPEN SPACE - 2

AREA KEY PLAN FOR OPEN SPACE - 1

OPEN SPACE AREA CALCULATION AS PER TRIGULATION

OPEN SPACE-1							
1	0.50	X	31.78	X	13.71	=	217.85
2	0.50	X	31.78	X	13.71	=	217.85
TOTAL						=	435.70
OPEN SPACE-2							
6	0.50	X	54.90	X	29.95	=	822.13
7	0.50	X	54.90	X	7.91	=	217.18
TOTAL						=	1039.31
TOTAL OPEN SPACE (1+2)						=	1475.02

STAMP OF APPROVAL 02/08

LAYOUT PLAN AND CALCULATIONS

सदर बांधकाम नकाशाना जा.क्र. चान/बांध/का/वि/ 3369/22दि. 23/03/2022 मधील अटी व शर्तीस अधिन राहुन मंजुरी देणेत येत आहे.

सहाय्यक नगर रचनाकार चाकण नगरपरिषद
मुख्याधिकारी चाकण नगरपरिषद

नगरपरिषद चाकण ★ स्थापना ६/४/१९९५ ★ ता. खेड, जि. पुणे

PROJECT :

PROPOSED RESIDENTIAL BUILDING LAYOUT AT GAT NO. 1382,1383,1384,1386,1387,1388,1389,1393,1394,1395, 1403, 1404,1405 & 1406 AT CHAKAN TAL. KHED, DISTRICT- PUNE.

A	AREA STATEMENT		SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	=	14750.00
	a) As per ownership document (7/12, CTS extract)	=	14750.00
	b) as per measurement sheet	=	14847.62
	c) as per site	=	14750.00
2	Deductions for	=	0.00
	a) Proposed 45.00 R.P. / D.P. Road widening Area/Service Road/Highway widening	=	61.56
	b) Area under 45.00 R.P. Road	=	540.51
	c) Area under NALA	=	125.97
	Total (a+b+c)	=	728.04
3	Balance Area of Plot (1-2)	=	14021.96
4	Amenity Space (if applicable)	=	
	a) Required	=	1475.00
	b) Adjustment of 2(b), if any -	=	0
	c) Balance Proposed	=	1900.00
5	Net Plot Area (3-4(c))	=	12121.96
6	Recreational Open Space (if applicable)	=	
	a) Required	=	1475.00
	b) Proposed	=	1475.00
7	Internal Road Area	=	1155.17
8	Plotable area (if applicable)	=	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (12121.96 x 1.10)	=	13334.16
10	Addition of F.S.I. on Payment of Premium	=	
	(a) Maximum permissible premium FSI - based on road width/ TOD Zone (12121.96 x 0.30)	=	3636.59
	(b) Proposed FSI on Payment of Premium	=	
11	In - Situ-FSI / TDR loading	=	
	(a) In-Situ are against D.P. road [2.0 x Sr. No. 2(a), if any	=	0.00
	(b) In-Situ are against Amenity Space if handed over [2.0 or] .85 x Sr. No. 4(b) and / or (c)], (1900 x 2)	=	0.00
	(c) Permisible TDR area (12546.96 X 1.10) - (1204.14 + 2950.00)	=	0
	(e)Total in situ / TDR loading proposed (11 (a)+(b)+(c))	=	0.00
12	Additional FSI area under Chapter No. 7	=	0
13	Total entitlement of FSI in the Proposal	=	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	=	13334.16
	(b) Ancillary Area FSI upto 60% or 80% with payment of chages	=	8000.49
	(c) Total entitlement (a+b)	=	21334.65
14	Total Built-up Area in proposal (excluding area at S.No. 17b)	=	
	a) Existing Built up Area	=	
	b) Proposed Built up Area (as per ' Pline')	=	12051.26
	c) Total (a+b)	=	12051.26
15	F.S.I. Cosumed (15/6) (should not be more than serial No. 14 above)	=	0.56

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
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

JAGRUTSARA STRUCTURE LLP
(OLD NAME SARA BUILDERS & DEVELOPERS)
THROUGH PARTNER
MR.RUPESH S. AGARWAL

Liasoning Architect

ABS architects & Associates
AR. AMIT N. BURHADE (CA/13/59704)
FLAT NO. 1,304(B) SHANIWAR PETH, OPP. AHILYADEVI SCHOOL, PUNE-30
Email Id : absarchitects4 @ gmail.com
Contact No. 9225542909 / 8830553921

A. B. S. Architects & Associates Madhav Bldg. 1st Floor, Flat No.-1, C.T.S. No. 304/B, Shaniwar Peth, Pune-30

(Architects signature)

Scale	1:500	REVISION	DWG. PURPOSE
Date	19/10/2021		
Drg. no.	------		
Job no.			
Draft	SG		
Checked	AS		

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