



PROPOSED F.S.I. AREA STATEMENT : WING - A & B										
FLOOR NAME	BUILT UP AREA		LIFT AREA		PROP. SHOP	PROP. TENEMENT	GROUND COVERAGE	NO.OF FLOOR	FLOOR HEIGHT	FSI+NON FSI
	COMM.	RESI.	REGU.	FIRE						
LOWER GROUND	743.63	0.00			10	00				
UPPER GROUND/MEZZANINE	484.08	0.00			00	00				
1ST	0.00	932.92	8.04	9.28	00	08				
2ND	0.00	932.92			00	08				
3RD	0.00	932.92			00	08				
4TH	0.00	932.92			00	08				
5TH	0.00	932.92			00	08				
6TH	0.00	932.92			00	08				
7TH	0.00	466.46			00	04				
TOTAL	1227.71	6063.98	8.04	9.28	10	82	1500.00		30.15M	7309.01
TOTAL FSI = (COMM. + RESI.)	7291.69		SQ.M.							
BASEMENT AREA =	2093.46		SQ.M.							
PODIUM SLAB AREA =	938.30		SQ.M.							
TOTAL FSI + NON FSI =	10340.77		SQ.M.							

USE	B/UP	SHOP NO.	OCCUPANT LOAD		SANITATION STATEMENT REQUIRED (AS PER RULE)										REQUIRED	
			MALE	FEMALE	Common toilet market / mail building		Public toilet for floating		Shop owners		Common toilet market / mail building		Public toilet for floating		Male	Female
Mercantile	1227.71	10	399	266	133	WC	1 per 6 ppl	4 FOR 66-100	6 FOR 76-100	1 per 50	1	1	1	5	2	6
						URINAL	-	4 FOR 71-100	-	-	1	0	5	0	6	0

50% DISCOUNT IN PREMIUM (RESI. - WING A)				
FLOOR	FLAT NO.	TYPE	CARPET SQ.M	
1st FLOOR	101	3BHK	110.65	
	102	2BHK	82.68	
	103	2BHK	110.65	
	104	3BHK	110.65	
2nd FLOOR	201	3BHK	110.65	
	202	2BHK	82.68	
	203	2BHK	82.68	
	204	3BHK	110.65	
3rd FLOOR	301	3BHK	110.65	
	302	2BHK	82.68	
	303	2BHK	82.68	
	402	2BHK	82.68	
4th FLOOR	403	2BHK	82.68	

50% DISCOUNT IN PREMIUM (RESI. - WING B)				
FLOOR	FLAT NO.	TYPE	CARPET SQ.M	
1st FLOOR	101	2BHK	82.68	
	102	3BHK	110.65	
	103	3BHK	110.65	
	104	2BHK	82.68	
2nd FLOOR	201	2BHK	82.68	
	202	3BHK	110.65	
	203	3BHK	110.65	
	204	2BHK	82.68	
3rd FLOOR	302	3BHK	110.65	
	303	3BHK	110.65	
	503	3BHK	110.65	
	504	2BHK	82.68	
7th FLOOR	702	3BHK	110.65	
	704	2BHK	82.68	

50% DISCOUNT IN PREMIUM	
SHOP NO.	CARPET AREA SQ.M
SHOP 1	148.51
SHOP 2	88.75
SHOP 3	61.95
SHOP 4	60.51
SHOP 5	123.62
SHOP 6	71.13
SHOP 7	123.61
SHOP 8	60.47
SHOP 9	62.02
SHOP 10	139.38

In accordance with Government Resolution number TPS-1820/A.N.27/P.R.80/20/N.W.13 Dated-14/01/2021, Stamp duty for following Flat numbers shall be borne by the developers

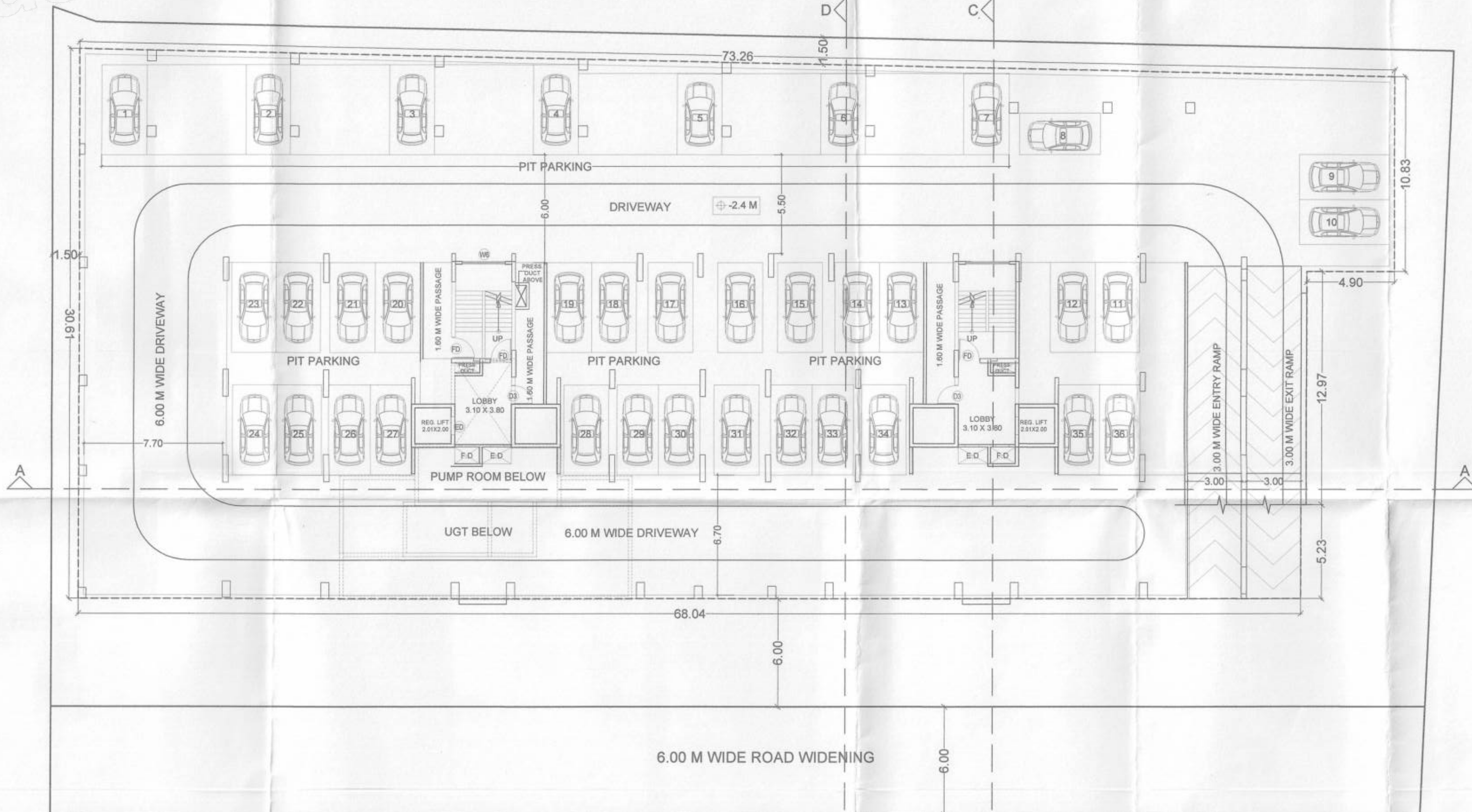
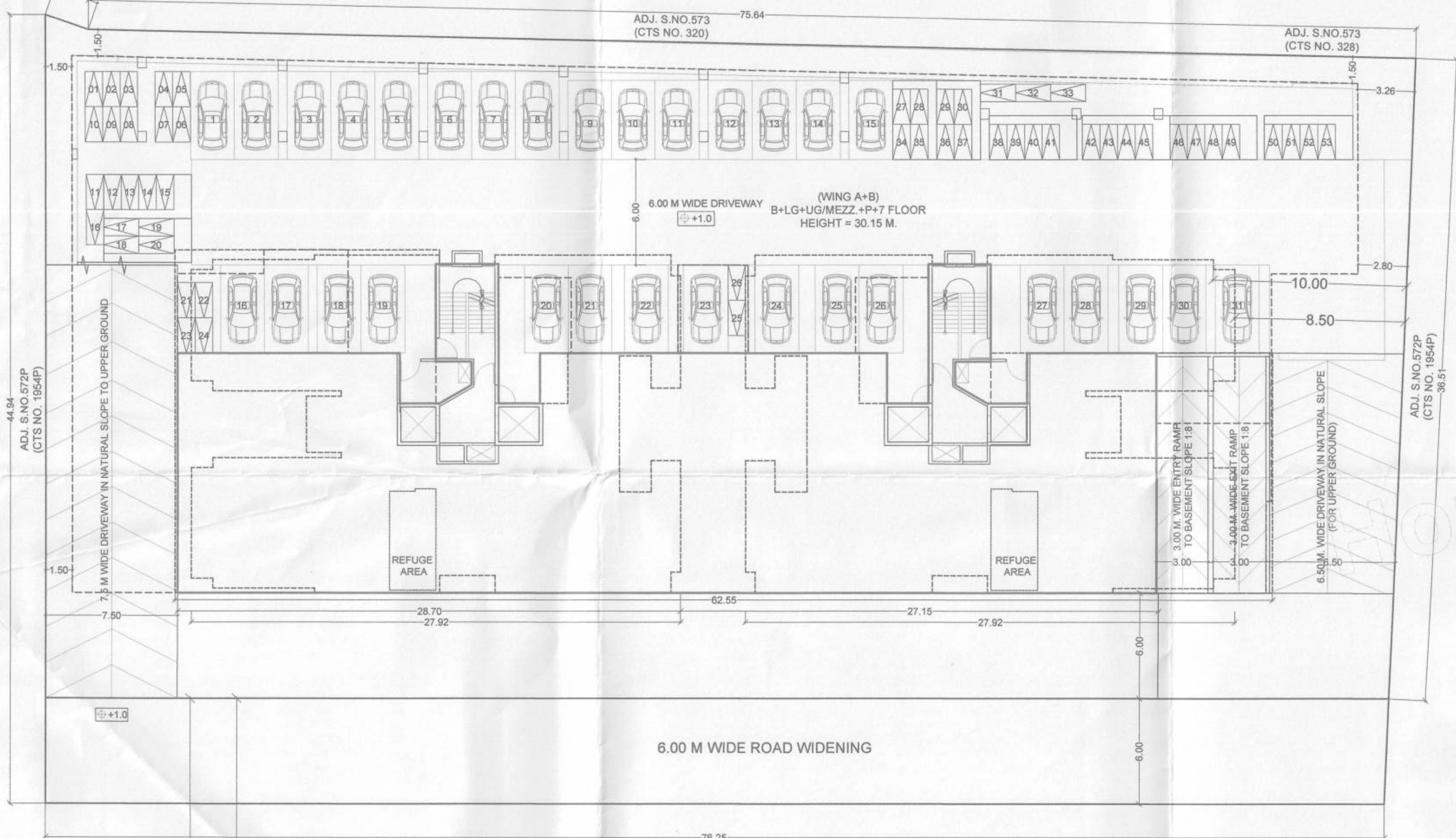
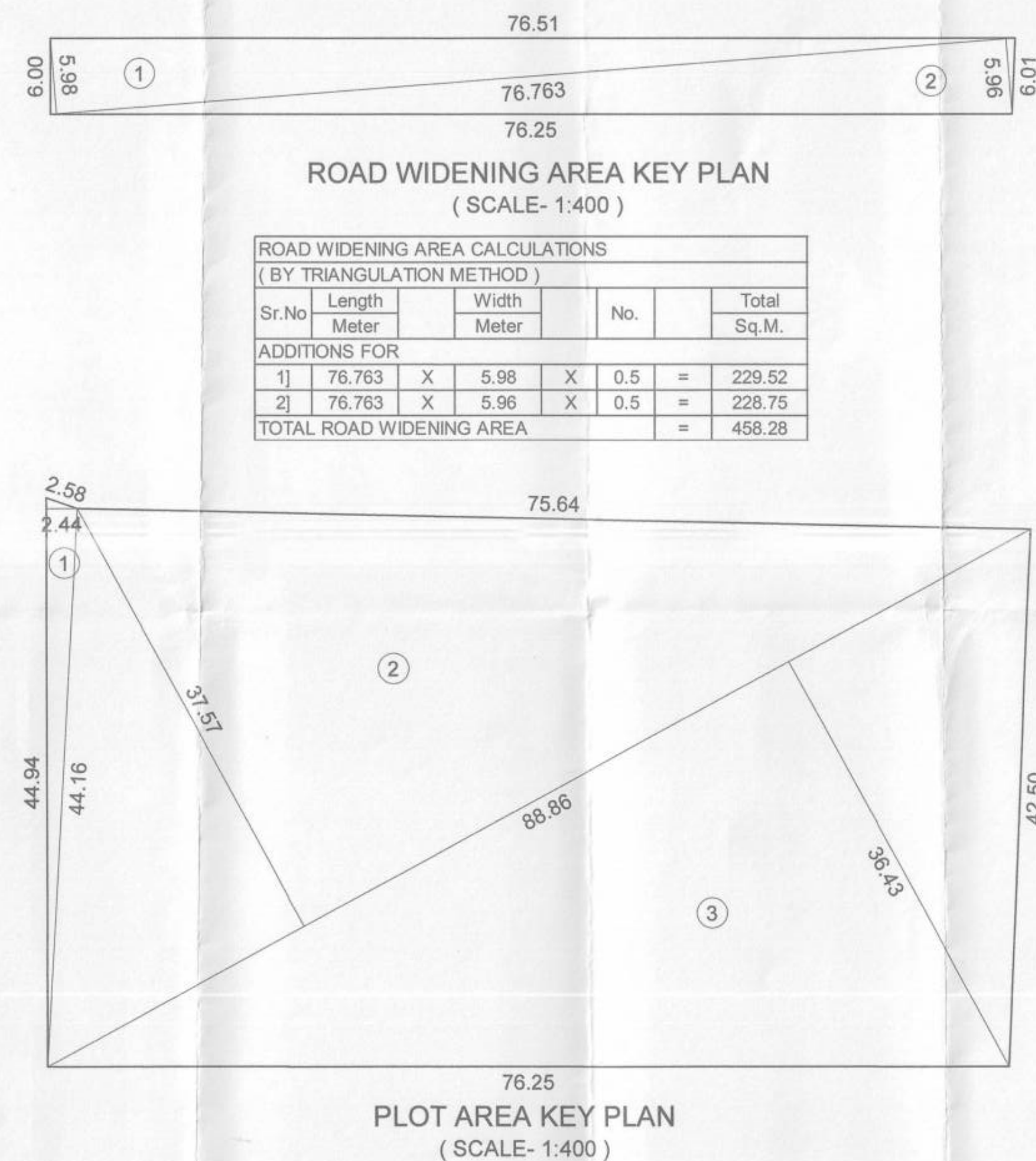
REQUIRED PARKING STATEMENT :		
HAVING CARPET AREA 80 TO 150 SQ.M. FOR 1 TENEMENT - 1 CAR, 3 SCOOTERS PROPOSED TENEMENT = 52 Nos.		
	CARS	SCOOTERS
REQUIRED	52	156
TOTAL	52	156
AREA REQUIRED FOR PARKING SPACE INCREASED BY 5% FOR VISITORS PARKING PMC AREAS TOTAL REQUIRED / PROPOSED PARKING		
TOTAL PARKING	55	164
FOR COMMERCIAL (SHOP) HAVING CARPET AREA 100.00 SQ.M. 2 CAR, 6 SC. PROPOSED CARPET AREA = 939.93 SQ.M		
	CARS	SCOOTERS
REQUIRED	19	57
TOTAL PARKING REQUIRED	74	221
PARKING AREA REQUIRED	74 X 12.50 = 925.00 SQ.M.	221 X 2.00 = 442.00 SQ.M.

TOTAL REQUIRED PARKING (WING A+B)		
	CAR	SCOOTER
TOTAL REQ. PARKING	74	221
TOTAL PROPOSED PARKING STATEMENT :		
BASEMENT PARKING	36	00
LOWER GROUND	31	53
UPPER / MEZZANINE	14	55
PODIUM PARKING	00	117
TOTAL PARKING	81	225

WATER TANK CALCULATION :	
FOR COMMERCIAL (SHOP) COMMERCIAL BUILT-UP AREA / 3 = 1227.71 / 3 = 409.23 SAY = 410 PERSONS. FOR OHWT FOR COMMERCIAL (SHOP) = 410 X 45 LTRS = 18,450.00 LTR. FOR RESIDENTIAL NO. OF TENEMENTS X 5 PERSON X 135 LTR. = 52 X 5 X 135 = 35,100.00 LTR. SAY = 36,000.00 LTR. TOTAL = 18,450.00 + 36,000 = 54,450.00 LTR SAY = 55,000.00 LTR FIRE FIGHTING = 20,000.00 LTR. U.G. WATER TANK = 1.5 X 55,000 + 20,000 = 1,02,500.00 LTR. SAY = 1,03,000.00 LTR	

TOTAL CARPET AREA	
LOWER GROUND =	644.06 SQ.M
UPPER / MEZZANINE =	295.87 SQ.M
TOTAL =	939.93 SQ.M

PLOT AREA CALCULATIONS (BY TRIANGULATION METHOD)				
Sr.No	Length Meter	Width Meter	No.	Total Sq.M.
ADDITIONS FOR				
1)	44.94	X	2.44	X 0.5 = 54.83
2)	88.86	X	37.57	X 0.5 = 1669.24
3)	88.86	X	36.43	X 0.5 = 1618.58
TOTAL PLOT AREA				= 3342.65



LAYOUT PLAN

0108

STAMP OF APPROVAL OF PLANS

NEW
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/1402/21

Building Inspector
Assistant Engineer P.M.C.

A	AREA STATEMENTS	SQ.M.
1	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (71/2, CTS EXTRACT)	3180.00
	(b) AS PER MEASUREMENT SHEET	3342.65
	(c) AS PER SITE (MINIMUM AREA OF a, b, c TO BE CONSIDERED)	3180.00
2	DEDUCTIONS FOR:	
	(a) PROPOSED 42.00 D.P. ROAD WIDENING AREA	458.28
	(b) DP RESERVATION AREA	----
	TOTAL (a+b)	458.28
3	BALANCE AREA OF PLOT (1-2)	2721.72
4	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	----
	(b) ADJUSTMENT OF 2 (b), IF ANY -	----
	(c) BALANCE PROPOSED -	----
5	NET PLOT AREA (3-4 (c))	2721.72
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	----
	(b) PROPOSED -	----
7	INTERNAL ROAD AREA	----
8	PLOTTABLE AREA (IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X 1.10)	2993.89
10	ADDITION OF FSI ON PAYMENT OF PREMIUM.	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH OF SR.NO. 1X 0.50	1590.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	1590.00
11	IN-SITU FSI / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(a)]	----
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 X SR.NO.4(b)AND/OR(c)].	----
	(c) TDR AREA OF (SR.NO. 1X1.40) - (SR.NO.11a+11b)	----
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a+b)(c)(d))	----
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
	IGBC PLATINUM RATING - 5% INCENTIVE FSI ON BASIC FSI (SR.NO. 09 X 5%)	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSED	
	(a) [9 + 10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE.	4583.89
	(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES ON PRORATA.	2886.75
	(c) MAXIMUM PERMISSIBLE FSI FOR COMMERCIAL	682.06
	(d) ANCILLARY AREA FOR COMMERCIAL (80%)	545.65
	(e) MAXIMUM PERMISSIBLE FSI FOR RESIDENTIAL	3301.83
	(f) PERMISSIBLE ANCILLARY AREA FOR RESIDENTIAL (80%)	2341.10
	(g) TOTAL ENTITLEMENT (a+b)	7291.69
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH REGULATION NO. 6.3 +SR.NO.12	----
A)	PERMISSIBLE FSI COMMERCIAL (a)(b)(c)(d))	1227.71
B)	PERMISSIBLE FSI FOR RESIDENTIAL (e)(f)(g)(h)(i))	6063.98
15	TOTAL MAXIMUM PERMISSIBLE FSI (SR.NO.14A+SR.NO.14B)	7291.69
16	TOTAL BUILT UP AREA IN PROPOSAL	
	(a) EXISTING BUILT UP AREA	----
	(b) PROPOSED BUILT UP AREA	7291.69
	(c) TOTAL BUILT UP AREA (a+b)	7291.69
17	F.S.I. CONSUMED (16/13)	0.96
18	INCLUSIVE HOUSING(20%)	----

PROJECT :

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING IN, SURVEY NO. 572B (P), PLOT NO. 4, 5 & 6, C.T.S. NO. 1954 (P), AT - BIBWEVADI, TAL - HAVELI, DIST - PUNE.

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISIONS, IF ANY, ARE / WILL BE OBTAINED BY ME / US AND I / WE UNDERSIGNED OWNER / PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID, WE ACKNOWLEDGE THAT MS CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

M/S. SIDDHASHILA PROMOTERS & DEVELOPERS LLP
THROUGH PARTNERS

MR. PRITHAM VILAS RATHOD

MR. DILIP SATYAPAL BHAGWANI

DESIGN CONSULTANT :

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LIASONING ARCHITECT :

SCALE DATE DRAWN BY CHECKED BY
1 : 200 14-08-2021 SNEHAL SUCHITA

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