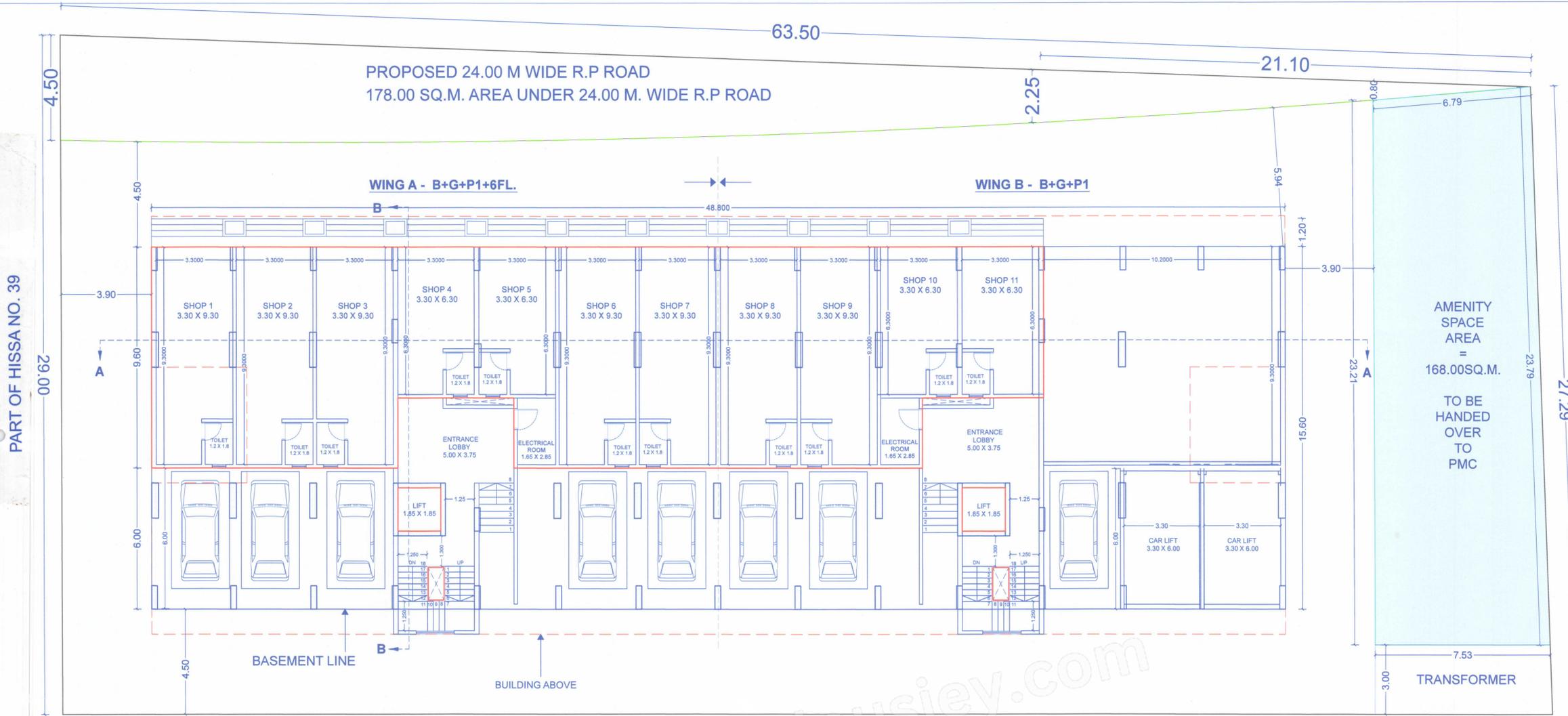
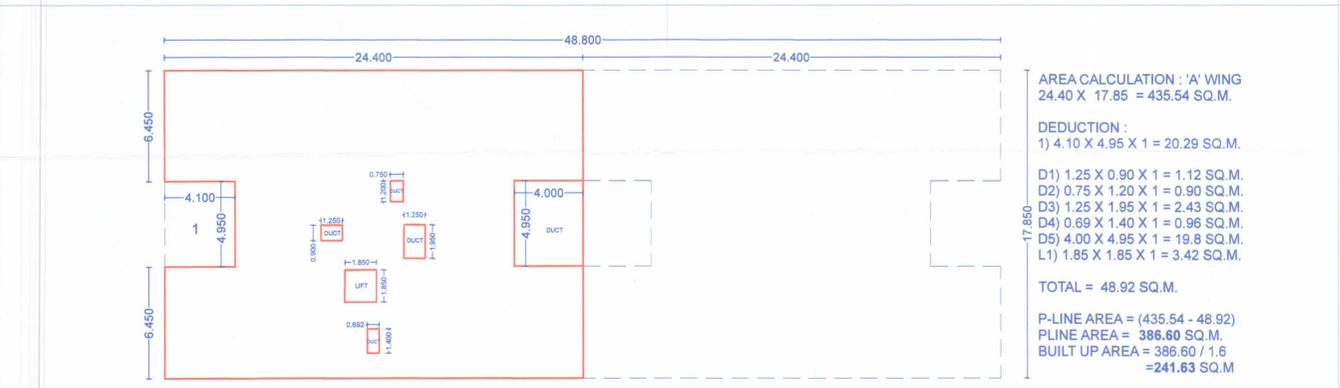
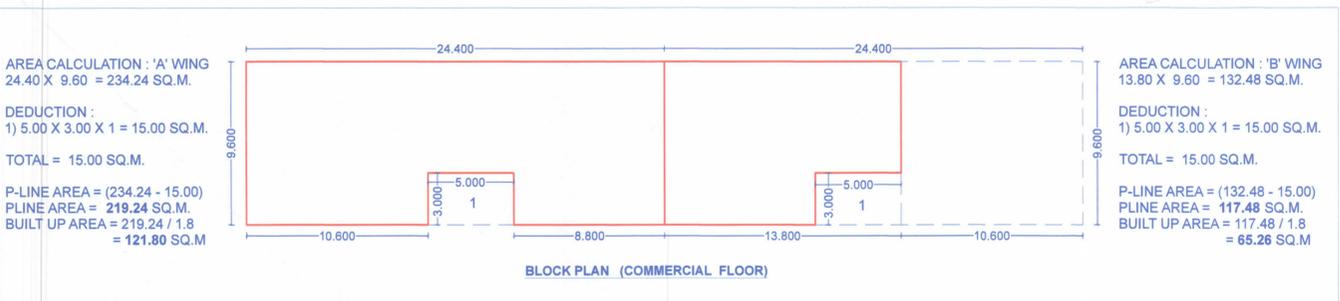


WING A & B LAYOUT PLAN, AREA STATEMENT, BLOCK CALC.
 Revised Resi + Comm. DT: 30/08/2024
 APPROVED SUBJECT TO CONDITION - APPROVED UNDER COMMERCIALS - CERTIFICATE NO. 1488/24
 Building Inspector: Assistant Engineer, P.M.C.

AREA STATEMENT		SQ.M
1	AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	1858.00
(a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	1858.00
(b)	AS PER MEASUREMENT SHEET	1858.00
(c)	AS PER SITE	1858.00
2	DEDUCTIONS FOR	
a)	PROPOSED D.P./R.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	178.00
b)	ANY D.P. RESERVATION AREA	0.00
c)	ROAD ACQUISITION AREA	0.00
TOTAL (a+b+c)		178.00
3	BALANCE AREA OF PLOT (1-2)	1680.00
4	AMENITY SPACE (if applicable)	
(a)	REQUIRED	168.00
(b)	ADJUSTMENT OF 2(b) IF ANY	0.00
(c)	BALANCE PROPOSED	0.00
5	NET AREA OF PLOT (3-4 (c))	1512.00
6	RECREATIONAL OPEN SPACE (if applicable)	
(a)	REQUIRED	0.00
(b)	PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8	PLOT AREA (if applicable)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC F.S.I)	1663.20
10	ADDITION OF F.S.I ON PAYMENT OF PREMIUM	0.00
(a)	MAXIMUM PERMISSIBLE PREMIUM F.S.I - BASED ON ROAD WIDTH / TOD ZONE	0.00
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN - SITU FSI / TDR LOADING	0.00
(a)	IN - SITU AREA AGAINST D.P ROAD (2.0 X SR. NO. 2 (a)) IF ANY	0.00
(b)	IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4(b) AND / OR (c))	0.00
(c)	TDR AREA	0.00
(d)	TOTAL IN - SITU / TDR LOADING (11(a)+(b)+(c))	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1663.20
(a)	(9+10(b)+11(d)) OR 12 WHICHEVER IS APPLICABLE	1663.20
(b)	ANCILLARY FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	
b1)	COMMERCIAL B/UP AREA = 336.72 / 1.8 = 187.06 SQ.M.	149.64
b2)	ANCILLARY AREA FOR COMM. 80% = 149.64 SQ.M.	
b3)	RESIDENTIAL B/UP AREA = 1663.20 - 187.06 = 1476.14 SQ.M.	885.68
(c)	PERMISSIBLE ANCILLARY AREA FOR RESSI. 60% = 885.68 SQ.M.	
(c) TOTAL ENTITLEMENT (a + b2 + b3)		2698.52
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	4.48
15	TOTAL BUILT UP AREA IN PROPOSAL (excluding area at sr. no. 17 b)	
(a)	EXISTING BUILT UP AREA	
(b)	PROPOSED BUILT UP AREA (AS PER P-LINE)	
i)	COMMERCIAL	336.72
ii)	RESIDENTIAL	2319.60
(c) TOTAL (a+b)		2656.32
16	F.S.I CONSUMED (15 / 13)	0.98
17	AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
(a)	REQUIRED (20% OF SR.NO. 5)	0.00



ADJOINING 9.00 M WIDE ROAD 64.00

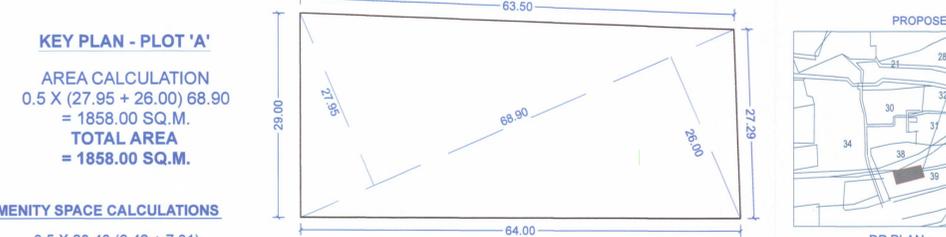
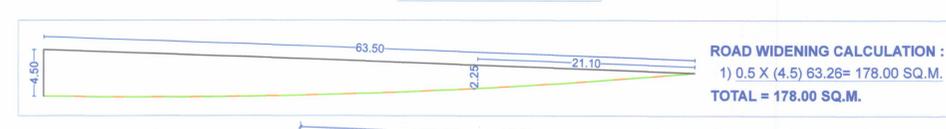


WATER STORAGE CAPACITY FOR EACH WING

FOR RESIDENTIAL :

- AMOUNT OF WATER REQ.D PER PERSON = 135 Ltr/Day
- AMOUNT OF WATER REQ.D PER TENEMENT = 675Ltr/Day
- NO. OF TENEMENTS IN WING = 24 NOS.
- AMOUNT OF WATER REQ.D = 24 X 675 = 16200 Ltrs
- ADD 20000 Ltrs FIRE FIGHTING = 16200 + 20000 = 36200 Ltrs
- CAPACITY OF O.H. WATER TANK = 36200 Ltrs
- SIZE OF O.H. WATER TANK = (4.50 X 3.30 X 2.5 M)
- CAPACITY OF U.G. TANK = 1.5 X 36200 = 54300 Ltrs
- SIZE OF U.G. TANK = (6.00 X 5.00 X 1.80 M)

LAYOUT PLAN



AMENITY SPACE CALCULATIONS

0.5 X 23.43 (6.42 + 7.31)
 = 11.71 X 13.55
 = 168.00 SQ.M.

F.S.I STATEMENT FOR RESIDENTIAL WING 'A' B+G+P1+6FL., HT. 23.80 M				F.S.I STATEMENT FOR RESIDENTIAL WING 'B' B+G+P1, HT. 6.70 M			
FLOOR	PLINE AREA IN SQ.M.	RESIDENTIAL	PROPOSED TENEMENTS	FLOOR	PLINE AREA IN SQ.M.	RESIDENTIAL	PROPOSED TENEMENTS
GR.	219.24	-	-	GR.	117.48	-	-
P1	-	-	-	P1	-	-	-
2ND	386.60	-	4 NOS				
3RD	386.60	-	4 NOS				
4TH	386.60	-	4 NOS				
5TH	386.60	-	4 NOS				
6TH	386.60	-	4 NOS				
7TH	386.60	-	4 NOS				
TOTAL	219.24	2319.60	24 NOS	TOTAL	117.48		
TOTAL	2538.84			TOTAL	2856.32		

UTILIZATION OF FSI AREA IN SQ.M.

RESIDENTIAL	PARTICULAR	PERMISSIBLE		PROPOSED	
		CAR	SCOOT.	CAR	SCOOT.
A.	TOTAL SITE AREA	1858.00 SQ.M.			
B.	AREA UNDER ROAD WIDENING	178.00 SQ.M.			
C.	AMENITY SPACE	168.00 SQ.M.			
D.	NET PLOT AREA (A - B - C)	1512.00 SQ.M.			
E.	BASIC FSI (1.10 X D)	1663.20	0.00		
F.	PREMIUM FSI (0.5X 1858.00)	0.00	0.00		
G.	TDR (1.15 X 1858.00)	0.00	0.00		
H.	ANCILLARY FSI (E x 0.60)	997.92	0.00		
I.	TOTAL BAUP(E+H)	2709.84	2656.32		

TOTAL PARKING STATEMENT FOR :- WING 'A' & 'B'

RESIDENTIAL	PARTICULAR	PARKING REQUIRED		PARKING PROVIDED	
		CAR	SCOOT.	CAR	SCOOT.
	40.00 TO 80.00 SQ.M. 18 NOS. (for 1 tene. - 1car/2sco)	18	36	18	36
	80.00 TO 160.00 SQ.M. 6 NOS. (for 1 tene. - 1car/1sco)	6	6	6	6
	5% VISITORS PARKING	1	5	1	5
	TOTAL TEN. = 24 Nos.	25	47	25	47

TOTAL PARKING STATEMENT FOR :- WING 'A' & 'B'

COMMERCIAL	PARTICULAR	PARKING REQUIRED		PARKING PROVIDED	
		CAR	SCOOT.	CAR	SCOOT.
	12 SHOPS (FOR 100 SQ.M. - 1car/8sco)	4	24	17	24

BRIEF SPECIFICATIONS AND OPENINGS

R.C.C. FRAMED STRUCTURE
 FOUNDATION UP TO HARD STRATA
 INTERNAL AND EXTERNAL WALLS 0.15M.TH.
 SAND FACED PLASTER EXTERNALLY
 NEERU FINISH MASTER INTERNALLY
 T.W.DOORS AND M.S.WINDOWS
 M.M.TILES FLOORING

LEGEND

PLOT BOUNDARY SHOWN - THICK BLACK
 PROPOSED WORK SHOWN - THICK RED
 DRAINAGE LINE SHOWN - DOTTED RED
 WATER LINE SHOWN - DOTTED BLACK
 BALCONY - BLUE
 15% AMENITY SPACE - PINK
 10% OPEN SPACE - GREEN
 ROAD WIDEN LINE - DOTTED GREEN
 INT. ROAD - BROWN
 BALCONY - BROWN
 DRY BALCONY - ORANGE

NAME ADDRESS OF OWNER

WE HAVE READ AND STUDIED ALL THE DRAWINGS FOR THIS PROJECT AND AUTHENTICATE HEREBY THAT THEY ARE PREPARED ACCORDING TO INFORMATION, SPECIFICATIONS AND INSTRUCTIONS GIVEN BY US.

MR. MAHESH THAKKAR (GANATRA), VIRAL THAKKAR, JAYESH THAKKAR FOR SIDHHVINAYAK DEVELOPERS

PROPOSAL AND PROPERTY.

PROPOSED RESIDENTIAL PROJECT ON PROPERTY BEARINGS. NO. 39/1 UNDR1, HAVELI PUNE.

ARCHITECT

ABHAY JOSHI
 ARCHITECT & INT.DESIGNERS
 857 SHREEPRAD
 BHANDARKAR ROAD
 ERANDVANE.

SIGN OF ARCHITECT
 REGD. NO. CA / 98 / 23893

JOB NO.	DRG.NO.	SCALE	DATE	DRN
	1/4	1:100	20/08/2024	RAJ

