

18.0m. D.P. ROAD KEY PLAN

AREA CALCULATION
18.0 m. D.P. Road
1 = 21.41 x (14.19 + 12.883) x 0.50 = 536.81
2 = Chamber Area = 11.58
TOTAL ROAD AREA = 173.18 sqm



Open Space Area key Plan

AREA CALCULATION
15.0 m. w. Internal Road
1 = 46.87 x (14.19 + 12.883) x 0.50 = 536.81
2 = Chamber Area = 11.58
TOTAL ROAD AREA = 640.38 sqm

AREA CALCULATION
Open Space
1 = 14.22 x 4.28 x 0.50 x 1 = 30.56
2 = 14.22 x 4.28 x 0.50 x 1 = 30.50
3 = 34.52 x 6.13 x 0.50 x 1 = 76.38
4 = 34.52 x 4.78 x 0.50 x 1 = 59.58
5 = 9.28 x 4.98 x 0.50 x 1 = 19.36
6 = 9.26 x 0.93 x 34 x 1 = 5.44
TOTAL OPEN SPACE AREA = 222.72 sqm

PLOT AREA CALCULATION
1 = 69.29 x (31.44 + 31.26) x 0.50 = 2172.24
2 = 19.43 x (6.28 + 9.44) x 0.50 = 153.72
1 = 46.27 x (18.919 + 18.919) x 0.50 = 879.59
TOTAL PLOT AREA = 3154.55 sqm

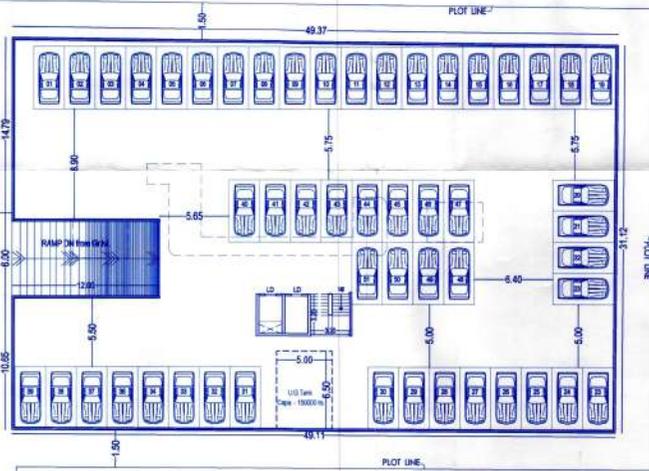


15.0m. Internal Road Area Key Plan



Basement Floor Plan

PLOT AREA KEY PLAN



LOCATION PLAN

PARKING STATEMENT

	REQUIRED		PROPOSED	
	TEHA	CAR	CAR	SC
80 to 150sqm. (1.3 / 1item)	35	35	105	
5% Visitor Parking	2	6	37	111
TOTAL	37	111	37	111

Required Area = (37x12.50) + (111x2) = 694.50 sqm.
Proposed Area = 1465.50 sqm.

WATER CALCULATION

Required:-
O.H Tank - 25 Plots x per x130 = 23625 ltr/day
For Fire - 200000 ltr
Total O.H Tank Required - 4925 ltr/day
U.G. Water Tank = 23625 x 1.50 = 35438 ltr/day
For Fire - 50000 ltr
Provided:-
O.H. Tank = 50000 ltr
U.G. Water Tank = 100000 ltr

F.S. AREA STATEMENTS

FLOORS	Resl.	Lift & L.M.R. Area	Tenement
1st	716.85	4.18 + 5.99	05
2nd	716.85		05
3rd	716.85		05
4th	716.85		05
5th	716.85		05
6th	716.85		05
7th	716.85		05
TOTAL	5017.95	10.17	35

TOTAL F.S. = 5017.95 sqm.

महाराष्ट्र शासन
APPROVED SUBJECT TO CONDITION
APPROVED UNDER CONVEYANCE
CERTIFICATE NO. 2913/2022
DATE 29/10/2022
Building Engineer
Building Development Department

AREA STATEMENT

AREA STATEMENT	SQM.
1 AREA OF PLOT (Minimum area of a/b to be considered)	
a) As per ownership document (7/12, CTS extract)	3039.00
b) as per Demarcation	3154.55
2 Deduction for	
a) Proposed D.P.D. Road widening Anandnagar Road/Highway Widening	173.18
b) Any D.F. Reservation area (Total a-b)	---
3 Balance area of plot (1-2)	2865.84
4 Amenity space (if applicable)	
(a) Required	---
(b) Adjustment of 2 (b), if any (c) Balance Proposed	---
5 Net Plot area (3 - 4 (c))	2865.84
6 Recreation Open space (if applicable)	
(a) Required	---
(b) Proposed	---
7 Internal Road area	640.38
8 Plottable area (if applicable)	---
9 Built up area with reference to Basic F.S.I as per local road width (S.No. 5 x 1.15)	3152.42
10 Addition of FSI on Payment of Premium	
(a) Maximum permissible premium FSI - based on road width TDD Zone	---
(b) Proposed FSI on Payment of premium. (S.No 5 x 0.50)	---
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.Dx or no.2 (a), if any	---
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x or no.4 (b) and (c))	---
(c) TDR area (5 x 0.8)	---
(d) Total In-Situ / TDR loading proposal (11 (a) + (b) + (c))	---
12 Additional FSI area under Chapter No. 7	---
13 Total entitlement of FSI in the proposal	
(a) (9-10 (b) + 11 (c) or 12 whichever is applicable	3152.42
(b) (If Less Previous Sanctioned FSI Area) (as per old Rules)	---
(c) Balance F.S. (a-b)	3152.42
14 (a) Ancillary area FSI upto 60% or 80% With payment of charges. (13c x 0.60)	1891.45
(b) Total entitlement (13a + 13c + 14a)	5043.87
15 Maximum utilization limit of F.S.I. (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 (5 x 2.50) x 1.60	5043.87
16 Total Built-up Area in Proposal (excluding area at or no.17b)	
(a) Previous Built-up Area (as per New DOPR)	---
(b) Proposed Built-up Area (as per 'P' area)	5017.95
(c) Total (a+b)	5017.95
17 Total Proposed Area	5017.95
(a) Proposed Balance Basic F.S.	3152.42
(b) Proposed Premium F.S.	1865.53
(c) Proposed Ancillary (3152.42 x 0.60 = 1891.45)	---
18 F.S.I Consumed (15/73) (should not be more than at no.14 Above)	1.00

Owner's Declaration
I/We Undersigned here by Confirm that I/We would abide by plans approved by Authority/Collector/DAE 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 Name and Signature

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan as measured on site and the area so worked out tallies with the area stated in documents of Ownership/P.T.P. schemes records / Land Records Dept. / City Survey records.
SIGNATURE OF LICENSED ARCHITECT

PROPOSED BUILDING AT S.NO. 53/10(P), 53/11(P), BANER, PUNE.
FOR: m/s Bhaktisagar Developers Through Partner Mr. Murlu Bathija.

OWNER/P.A. H. SIGN. ARCHITECT SIGN.

N
NITIN JOSHI
ARCHITECT
208, SUPREME CENTRE, ANAND PARK,
111 ROAD, AUNDH, PUNE-7
(PH-02025896842)

SCALE
1:100