Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line.
Form of Statement 2 (to be printed on plan) [Sr.No. 5(a)] Proposed Building		
1	2	3
A	Basement Floor	15.68
	Ground Floor	204.76
	First Floor	268.35
	Second Floor	280.62
	Third Floor	280.62
	Fourth Floor	280.62
	Total	1330.65

Schedule of Opning

Type	Size	Specification
D	1.20 X 2.10	T.W Panelled Door
D1	0.90 X 2.10	T.W Panelled Door
D2	0.75 X 2.10	T.W Panelled Door
W	2.10 X 1.20	M.S. Fully Glass Window
W1	1.50 X 1.20	M.S. Fully Glass Window
W2	1.20 X 1.20	M.S. Fully Glass Window
V	0.60 X 0.60	Ventilator

Form of Statement 3
(to be printed on plan)
[Sr. No. 7 (d)]
Area Details of Apartment

Building No.	Floor No.	Apartment No	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height Terrace attached to Flat
1	2	3	4	5	6
A	Ground Floor	SHOP 1	16.79	0	NIL
		SHOP 2	21.47	0	NIL
		SHOP 3	21.47	0	NIL
		SHOP 4	7.85	0	NIL
		SHOP 5	21.87	0	NIL
		SHOP 6	21.82	0	NIL
		SHOP 7	22.82	0	NIL
		SHOP 8	12.64	0	NIL
		SHOP 9	17.14	0	NIL
		LOBBY+PASS	21.12	0	NIL

Form of Statement 2
(to be printed on plan)
[Sr. No. 7 (g)]
Area Details of Apartment

Building No.	Floor No.	Apartment No	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height Terrace attached to Flat
1	2	3	4	5	6
		SHOP 1	16.79	7.86	NIL
	First Floor	SHOP 2	21.17	7.86	NIL
		SHOP 3	21.47	7.86	NIL
		SHOP 4	7.88	7.86	NIL
		SHOP 5	21.87	7.86	NIL
		SHOP 6	21.82	7.86	NIL
		SHOP 7	22.82	7.86	NIL
		SHOP 8	12.64	7.86	NIL
		SHOP 9	17.14	7.86	NIL
		WC	3.39	0	NIL
		WC	8.59	0	NIL
		WC	8.39	0	NIL
		LOBBY+PASS	36.31	0	NIL
	Typical Floor, Second, Third & Fourth Floor	201,301,401	35.82	13.59	NIL
		202,302,402	38.23	26.90	NIL
		203,303,403	40.40	25.52	NIL

Parking Calculation

Occupancy	Size of Tenement	No. of Parking Required			No. of Parking Proposed			Visitor Parking Required 5%	
		Tenement	Car	Schooter	Tenement	Car	Schooter	Car	Schooter
Residential	For every Two tenement with each tenement having carpet area equal to or above of 40.0 sq.m but less than 80 sq.m	2	1	3	9	5	23	0	3
Commercial	For every 100 sq.m carpet area fraction thereof	100.0 sq.m	2	6	C.A. 357.77 sq.m	8	23	0	0
					Total	13	46	1	3
	Use 60% total Parking					8	28		

Proposed Parking Calculation

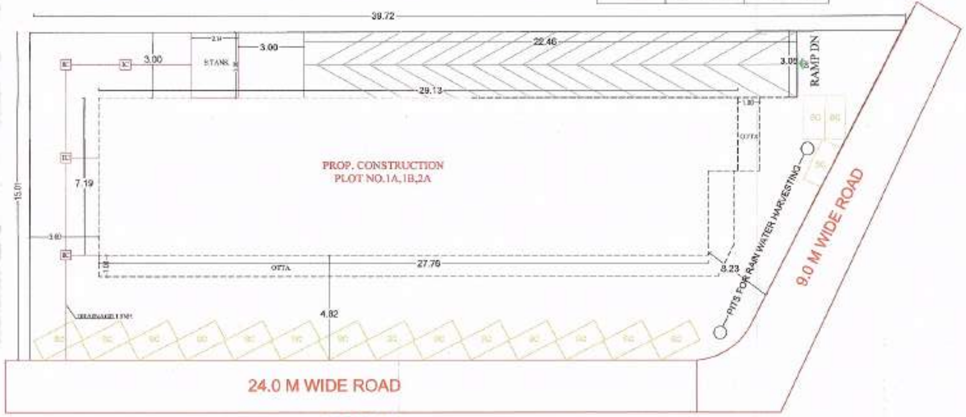
Proposed No. of Parking		Proposed Visitor Parking	
Car	Schooter	Car	Schooter
8	28	1	3

Drainage Calculation

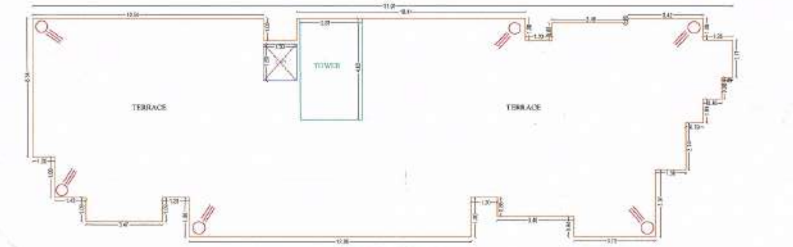
Type of Occupancy	Basis	135 lit. Consumption per head per day
Residence	5 Persons per Tenement	675 litres
Required		
	130 persons 26 Tenement	87750.0 litres
Proposed		
Residence	130 persons 26 Tenement	52480.0 Litres

FLOOR WISE FSI TABLE

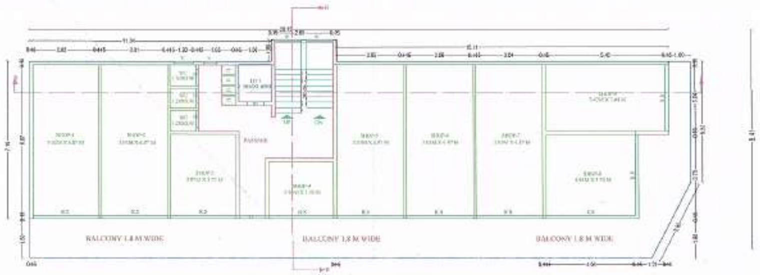
FLOOR NAME	P-LINE PLAN PROPOSED FSI AREA				FREE FROM FSI			TENAMENT	TOTAL FSI
	A				B				
FSI	COMM	RESI	IND	SPEC	LIFT	VOID	V.SHAFT		
TERRACE FLOOR	0	0	0	0	0	0	0	0	0
FOURTH FLOOR	0	283.15	0	0	2.53	0	0	3	280.62
THIRD FLOOR	0	283.15	0	0	2.53	0	0	3	280.62
SECOND FLOOR	0	283.15	0	0	2.53	0	0	3	280.62
FIRST FLOOR	270.88	0	0	0	2.53	0	0	0	268.35
GROUND FLOOR	207.29	0	0	0	2.53	0	0	0	204.76
BASEMENT FLOOR	0	18.21	0	0	2.53	0	0	0	15.68
TOTAL FSI	478.17	867.66	0	0	15.18	0	0	9	1330.65



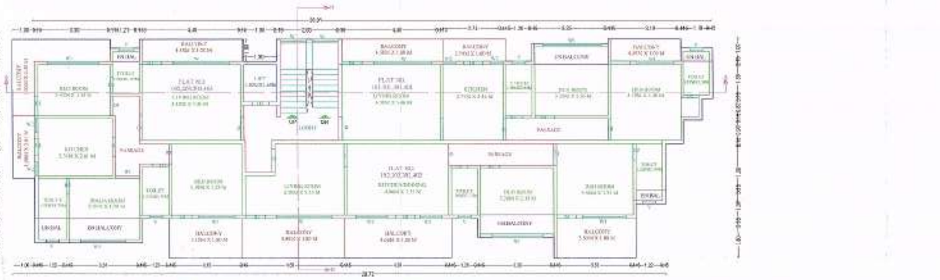
KEY PLAN
SCALE 1:100



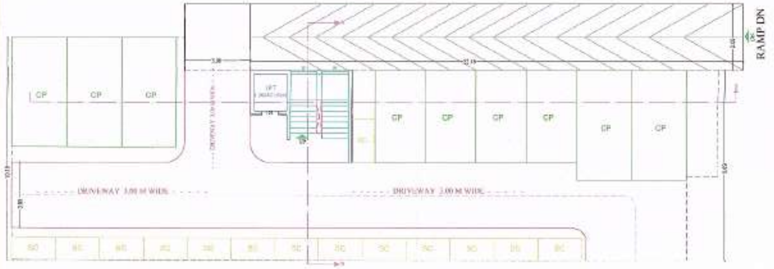
TERRACE FLOOR PLAN
SCALE :1:100



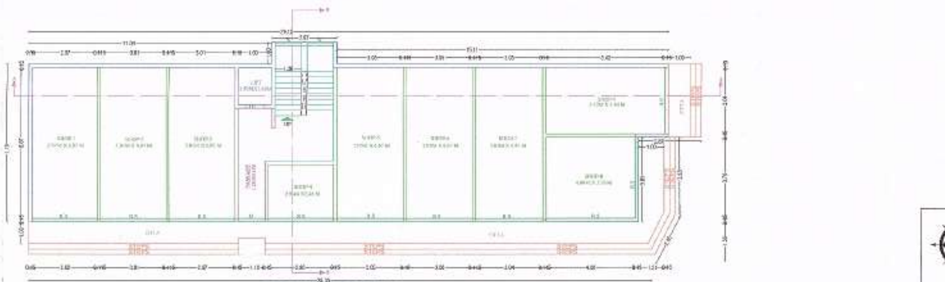
FIRST FLOOR PLAN
SCALE :1:100



TYPICAL SECOND,THIRD & FOURTH FLOOR PLAN
SCALE :1:100



BASEMENT FLOOR PLAN
SCALE :1:100



GROUND FLOOR PLAN
SCALE :1:100

SEAL OF APPROVAL

Valid for Proposed Construction Only

----- मंजूर -----

AMC

Amalgamation क्र.- [illegible] दि- 03/12/2020

PROFORMA-I AREA SATEMENT

PROPOSED COMMERCIAL CUM RESIDENTIA BUILDING PLAN
ON PLOT NO.1A,1B&2A, S.NO.56/2, MOUJA: PETH AMRAVATI

AREA STATEMENT		
1. Area of plot (Minimum area of a,b,c to be considered)		538.88 SqM
(a) As per ownership document (7/12, CTS extract)		538.88 SqM
(b) As per measurement sheet		538.88 SqM
(c) As per site		538.88 SqM
2. Deduction for		
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening		0.00 Sq.M
(b) Any D.P. Reservation area		0.00 Sq.M
(Total a+b)		0.00 Sq.M
3. Balance area of plot (1-2)		538.88 Sq.M
4. Amenity Space (if applicable)		
(i) Required		0.00 Sq.M
(ii) Adjustment of 2(b), if any		0.00 Sq.M
(c) Balance Proposed		0.00 Sq.M
5. Net Plot Area (3-4 (c))		538.88 Sq.M
6. Recreational Open space (if applicable)		
(i) Required		0.00 Sq.M
(ii) Proposed		0.00 Sq.M
7. Internal Road Area		0.00 Sq.M
8. Plotable area (if applicable)		538.88 Sq.M
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	1.1	592.76 Sq.M
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width/ TOD Zone.	0.50	269.44 Sq.M
(b) Proposed FSI on payment of premium		240.00 Sq.M
11. In- situ FSI / TDR loading		
(a) In - situ area against D.P. road [2.0 x Sr.No.2 (a)], if any		0.00 Sq.M
(b) In- situ area against Amenity Space if handed over		0.00 Sq.M
[2.00 or 1.85 x Sr.No.4 (b) and / or (c)]		
(c) TDR area		0.00 Sq.M
(d) Total in-situ /TDR loading proposed (11 (a) +(b)+(c))		0.00 Sq.M
12. Addition FSI area under Chapter No.7		0.00 Sq.M
13. Total entitlement of FSI in the proposal		
(a) [9+10(b)+11(d)] or 12 whichever is applicable.		862.00Sq.M
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	60%	517.32 Sq.M
(c) Total entitlement (a+b)		1379.32 Sq.M
14. 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)		1379.32 Sq.M
15. Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00 Sq.M
(b) Proposed Built-up Area (as per 'P-line')		1330.65 Sq.M
(c) Total (a+b)		1330.65 Sq.M
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		2.46
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		
(b) Proposed		

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.

ROHIT O. PUNSHI
Architect & Interior Designer
C.O.A. Reg. No.CA/[illegible]

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.

Owner's Name and Signature

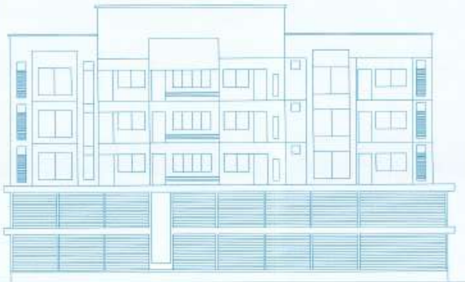
Avinashe Builders And Developers Tarfe Partner
1)Ganesh Uttamrao Avinashe
2)Pratibha Ganesh Avinashe
3)Aishwarya Ganesh Avinashe
4)Baran Ganesh Avinashe

Sau P G Avinashe

Architect/ Licensed Engineer/ Supervisor name and signature

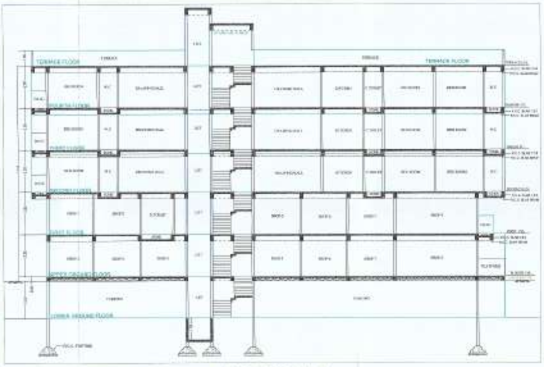
Rohit O. Punshi
Reg.No. CA/2006/38180

SHEET NO.	Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License No. of Licensed Engineer / Supervisor
1/2		2	1:100	ANIL	AR.ROHIT	



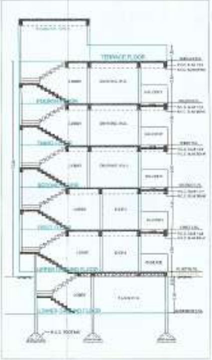
FRONT ELEVATION

SCALE :1:100



SECTION A-A

SCALE :1:100

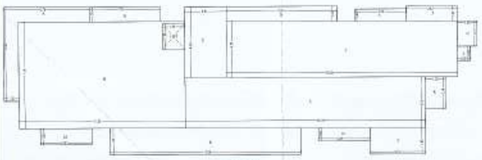


SECTION B-B

SCALE :1:100

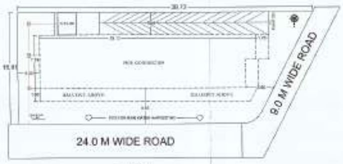
First floor	Area
A	79.43
B	34.37
C	93.06
D	4.64
E	13.59
F	49.08
Total	270.08
Deduct LR	2.53
GrandTotal	268.35
Ground floor	**Area**
A	79.43
B	24.37
C	58.23
D	4.96
Total	207.20
Deduct LR	2.53
GrandTotal	204.70
Basement floor	**Area**
A	14.87
TOTAL	14.87

Typical Floor	Area
A	3.78
B	4.75
C	14.52
D	7.46
E	2.70
F	3.44
G	5.54
H	52.43
I	57.17
J	2.42
K	9.84
L	62.02
M	3.15
N	3.76
O	18.28
P	3.05
Q	5.42
Total	262.70
Deduct LR	2.50
GrandTotal	200.20

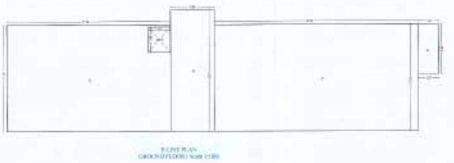


P-LINE PLAN
TYPICAL SECOND,THIRD&FOURTH FLOOR (Scale 1:100)

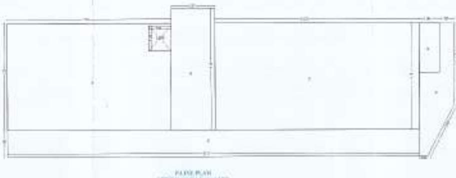
P-LINE PLAN
BASEMENT FLOOR (Scale 1:100)



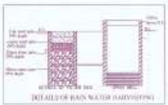
SITE PLAN
SCALE 1:200



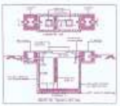
P-LINE PLAN
GROUND FLOOR (Scale 1:100)



P-LINE PLAN
FIRST FLOOR (Scale 1:100)



DETAILS OF RAIN WATER HARVESTING



SEAL OF APPROVAL

Valid for Proposed Construction Only

PROFORMA-I AREA SATEMENT

PROPOSED COMMERCIAL CUM RESIDENTIA
BUILDING PLAN
ON PLOT NO.1A, 1B&2A, S.NO.56/2, MOUJA: PETH AMRAVATI.

AREA STATEMENT

Certificate of Area

ROHIT G. PUROHIT
Architect & Interior Designer

Owner's Declaration

Owner's Name and Signature

Architect/ Licensed Engineer/ Supervisor name and signature

SHEET NO.	Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ Licence No of Licensed Engineer / Supervisor
2/2		2	1:100	[illegible]	[illegible]	