WING A+B+C

F.S.I. STATEMENT — SQ.M.

FLOOR	EXISITING COMMERCIAL FLOOR AREA COMM.	PROPOSED WING - A +B+C FLOOR AREA RESI.	LIFT/	TEN. NOS.
BASEMENT FLOOR	---	---		---
LOWER GROUND FLOOR	819.35	---		---
GROUND FLOOR	2103.54	---		---
1st FLOOR	2387.08	1701.51		16
2nd FLOOR	2387.08	1701.51		16
3rd FLOOR	2376.37	1701.51		16
4th FLOOR	2376.37	1701.51	RES.-27.40	16
5th FLOOR	2376.37	1701.51		16
6th FLOOR		1701.51		16
7th FLOOR		1701.51		16
8th FLOOR		1452.07		14
TOTAL	14826.16	13362.64	27.40	126
TOTAL	28188.80 SQ.M		27.40	126

FOR RESIDENTIAL

WATER STORAGE TANK CAP. CALC. :-

FOR RESIDENTIAL :-
126 TENA X 135 LIT X 5 = 85,050.00 Ltrs.
SAY = 85,000.00 Ltrs.
FOR FIRE =10,000.00 Ltrs.
O.H.W.TANK CAP: = **95,000.00 Ltrs.**
U/G. TANK CAP.= 95,000.00 X 1.50 = 1,42,500.00 Ltrs.
FOR FIRE = 1,50,000.00 Ltr
= 2,92,500.00 Ltrs.

PARKING STATEMENT

	CAR	SCOOTER
FOR RESIDENTIAL PURPOSE	REQUIRED	
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	01	03
PROPOSED 38 TENAMENT	38	114
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	01	06
PROPOSED 88 TENAMENT	44	220
TOTAL	82	334
VISITER PARKING 5%	05	17
TOTAL	87	351

PARKING AREA STATEMENT	AREA REQUIRED	SQ.M.
CAR	87 X 12.56 SQ.M	1087.50
SCOOTER	351 X 2.00 SQ.M	702.00
TOTAL		1789.00

RESIDENTIAL
WING - A

STAMP DYUTI & REGISTRATION FEE PAID BY DEVELOPER AREA BELOW FLATS

1ST FLOOR	FLAT - 101,102,103,104.
2ND FLOOR	FLAT - 201,202,203,204.
3RD FLOOR	FLAT - 301,302,303,304.
4TH FLOOR	FLAT - 401,402,403,404.
5TH FLOOR	FLAT - 501,502,503,504.
6TH FLOOR	FLAT - 601,602,603,604.
7TH FLOOR	FLAT - 701,702,703,704.
8TH FLOOR	FLAT - 803,804.
9TH FLOOR	
10TH FLOOR	
11TH FLOOR	
12TH FLOOR	
13TH FLOOR	
14TH FLOOR	

WING - B

STAMP DYUTI & REGISTRATION FEE PAID BY DEVELOPER AREA BELOW FLATS

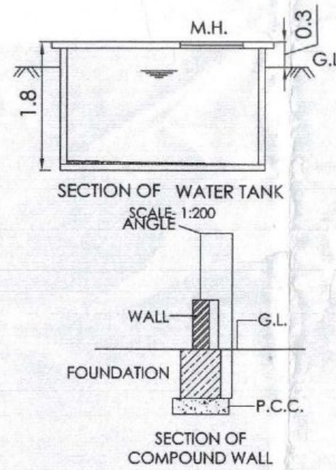
1ST FLOOR	FLAT - 105,106,107,108,109,1010,1011,1012.
2ND FLOOR	FLAT - 205,206,207,208,209,2010,2011,2012,2013.
3RD FLOOR	FLAT - 305,306,307,308,309,3010,3011,3012,3013.
4TH FLOOR	FLAT - 405,40,6,407,40,8,409,4010,4011,4012,4013.
5TH FLOOR	FLAT - 505,506,507,508,509,5010,5011,5012,5013.
6TH FLOOR	FLAT - 805,806,807,808,809,8010,8011,8012,8013.
7TH FLOOR	FLAT - 705,706,707,708,709,7010,7011,7012,7013.
8TH FLOOR	FLAT - 805,806,807,808,809,8010,8011,8012,8013.
9TH FLOOR	
10TH FLOOR	
11TH FLOOR	
12TH FLOOR	
13TH FLOOR	
14TH FLOOR	

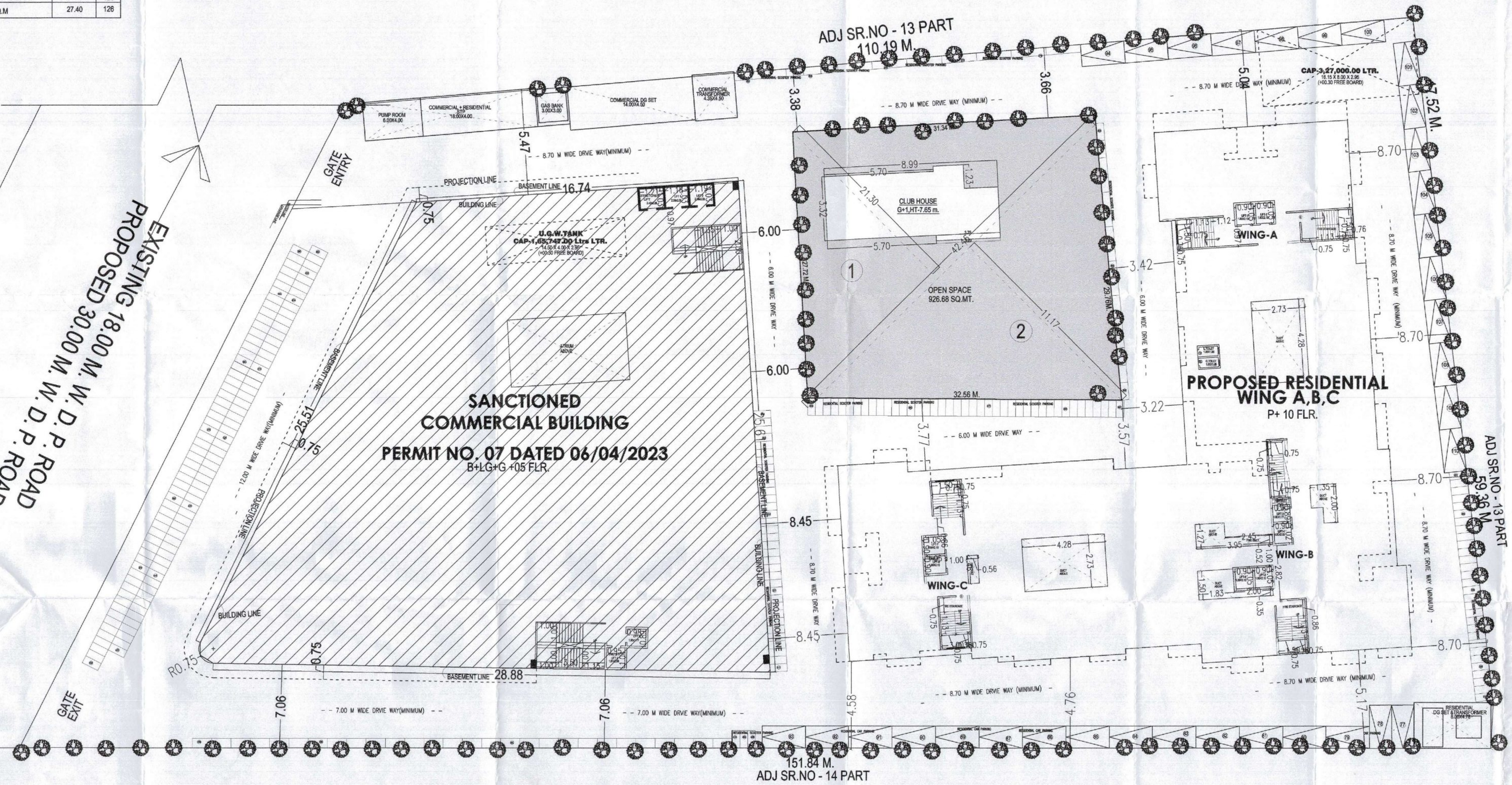
WING - C

STAMP DYUTI & REGISTRATION FEE PAID BY DEVELOPER AREA BELOW FLATS

1ST FLOOR	FLAT - 1013,1014,1015,1016.
2ND FLOOR	FLAT - 2013,2014,2015,2016.
3RD FLOOR	FLAT - 3013,3014,3015,3016.
4TH FLOOR	FLAT - 4013,4014,4015,4016.
5TH FLOOR	FLAT - 5013,5014,5015,5016.
6TH FLOOR	FLAT - 6013,6014,6015,6016.
7TH FLOOR	FLAT - 7013,7014,7015,7016.
8TH FLOOR	FLAT - 8013,8014,8015,8016.
9TH FLOOR	
10TH FLOOR	
11TH FLOOR	
12TH FLOOR	
13TH FLOOR	
14TH FLOOR	

PROPOSED SITE





LAYOUT OF COMMERCIAL & RESIDENTIAL BUILDING

(SCALE 1:200)

NORTH

STAMP OF APPROVAL 1/6

PROJECT

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PLOT NO. SR.NO 13/4, 13/5. , VIL.- SHEGAON PRAGANE NANDGAON (PETH) TAL-DIST - AMRAVATI,
PROJECT NAME : D.R. CITY
RESIDENTIAL PROJECT NAME : VISTA IMPERIA
COMMERCIAL PROJECT NAME : M.K. MALL
FOR : DEEPRAJAM INFRASPACE LLP THROUGH RAJEN PATIL

STAMP OF APPROVAL PLANS:

PLAN PREVIOUSLY SANCTIONED VIDE C.C.& N.A.P. NUMBER - DATE - 06/04/2023
मंजूर नकाशानुसार, स.नं.क.र./ सभावय/पाचे रि.क्र.2.816/2023
या आदेशान्वये इमारत परवाना व पूर्णत्व प्रमाणपत्र हे
जमाबंदी/स.नं.क.र./पा.प./ह.क्र. 112 दि. 28/04/2023
मंजीत नदीला अनुप्रवण प्रस्तावित इमारत नकाशात रस्ता रंगाने दुरुस्ती सुचविल्याप्रमाणे मंजुरी देण्यात येत आहे.

सहायक संचालक नगररचना (1)
महानगरपालिका अमरावती

A	AREA STATEMENTS	SQ.M
1.	AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	10147.40
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	10855.40
	b) AS PER MEASUREMENT SHEET	10147.40
	c) AS PER SITE	10147.40
2.	DEDUCTIONS FOR	
	a) PROPOSED D.P. / D.P. ROAD WIDENING AREA (@0.00 M WIDE D.P ROAD)	872.90
	b) ANY D.P. RESERVATION AREA	NIL.
	(TOTAL a+b)	872.90
3.	BALANCE AREA OF PLOT (1-2)	9274.50
4.	AMENITY SPACE(IF APPLICABLE)	NIL.
	a) REQUIRED	NIL.
	b) ADJUSTMENT OF 20c), IF ANY	NIL.
	c) BALANCE PROPOSED	NIL.
5.	NET PLOT AREA (3-4(b))	9274.50
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED - 10%	747.45
	b) PROPOSED	927.45
7.	INTERNAL ROAD AREA	NIL
8.	PLOTABLE AREA	8527.05
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (8527.05 X 1.1)	9380.00
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM -9265.25 X 0.50 %	4263.52
	a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD zone	NIL.
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	4263.52
11.	IN-SITU AREA AGAINST D.P.ROAD,IF ANY	NIL.
	a) IN-SITU AREA AGAINST D.P.ROAD,IF ANY	1745.80
	b) IN-SITU AREA AGAINST INTERNAL ROAD AREA	---
	c) PERMISSIBLE TDR AREA -8527.05 x 1.40 =11937.87	11937.87
	d) PROPOSED TDR AREA	1092.50
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO 7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	28252.63
	a) (9+10)(9+11)(1+a)/ or 12 WHICHEVER IS APPLICABLE =	16471.82
	b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	
	RESIDENTIAL 60%	
	COMMERCIAL 80% 14726.03 X 80% = 11780.81	11,780.81
	c) TOTAL ENTITLEMNT (a+b)	28252.63
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	46046.50
15.	TOTAL BUILT-UP AREA IN PROPOSAL (28506.83 + 1745.80)	
	a) EXISTING BUILTUP AREA (SANCTION NO. 7 DATED 06/04/2023)	14826.16
	b) PROPOSED BUILTUP AREA(AS PER 'a-bne')	13362.64
	c) TOTAL(a+b)	28188.80
16.	F.S.I. CONSUMED	3.30
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	NIL.
	a) REQUIRED	NIL.
	b) PROPOSED	NIL.

BRIEF SPECIFICATIONS AND OPENINGS

1.	R.C.C.FRAMED STRUCTURE	D.	1.06X2.10	W.	1.80X1.20
2.	FOUNDATION UP TO HARD STRATA	D1.	0.91X2.10	W1.	1.50X0.90
3.	EXT. AND INT.WALLS ARE 0.15 M THI	D2.	0.75X2.10	W2.	1.20X1.20
4.	SAND FACED PLASTER EXTERNALLY	TD.	1.80X2.10	W3.	0.75X1.20
5.	NEERU FINISHED PLASTER INTERNALL	ED.	1.50X2.10	V.	0.60X0.90
6.	T.W.DOORS AND M.S.WINDOWS				

LEGEND

PLOT BOUNDRY	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT.RED
WATER LINE SHOWN	DOTT.SLACK
INTERNAL ROAD BHOWN	THICK.BRAWN
ROAD WINDINING LINE SHOWN	DOTT.GREEN

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 DCCOUMENT OF OWNERSHIP,S SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGN.OF LICENCED ARCHITECT

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 EXCUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFTEY AT THE WORK SITE

DEEPRAJAM INFRASPACE LLP, Through

Mr. Rajen Patil

SIGN.OF ARCHITECT — ARCHITECT

architect shailendra deshmukh

architect shailendra deshmukh & associates
ARCHITECTURE & PLANNING
VRUNDAVAN, RAMDAS PASCHIMWAR SQUARE, AMRAVATI - 444602.

JOB NO.	DRG. NO.	DATE	SCALE	DRN
---	---	12/01/2023	1:100	