PROPOSED RESIDENTIAL BUILDING COMPLEX ON PLOT NO. - 2/36 , S.NO. - 45 A , OF VILLAGE MOUJE - RAJAPETH .

STAMPS OF APPROVAL OF PLANS:

AMC

FLOOR WISE FSI TABLE (BUILDING A- 1)

FLOORS NAME	OUTER P.LINE PROPOSED FSI AREA				OUTER P.LINE EXISTING FSI AREA				FREE FROM FSI				TOTAL FSI
	A				B				LIFT	VOID	V.SHAFT	TENAMENT	
FSI	COMM.	RESI.	IND	SPEC.	COMM.	RESI.	IND	SPEC.					
TERRACE FLOOR	00.00	00.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEVENTH FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
SIXTH FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
FIFTH FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
FOURTH FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
THIRD FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
SECOND FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
FIRST FLOOR	00.00	223.54	0.00	0.00	0.00	0.00	0.00	0.00	02.91	0.00	02.43	02	218.30
GROUND FLOOR	00.00	014.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	16.22
TOTAL FSI	00.00	1581.00	0.00	0.00	0.00	0.00	0.00	0.00	20.37	00.00	17.01	14	1543.62

AREA DETAILS OF APARTMENT

Building No.1	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony Attached to Apartment	Area of enclosed balcony attached to apartment.	Area of Double Height Terrace Attached to Flat
building 1	GROUND FLOOR	00	00	00	00	NIL
	FIRST FLOOR	02	168.40	24.88	14.06	NIL
	SECOND FLOOR	02	168.40	24.88	14.06	NIL
	THIRD FLOOR	02	168.40	24.88	14.06	NIL
	FOURTH FLOOR	02	168.40	24.88	14.06	NIL
	FIFTH FLOOR	02	168.40	24.88	14.06	NIL
	SIXTH FLOOR	02	168.40	24.88	14.06	NIL
	SEVENTH FLOOR	02	168.40	24.88	14.06	NIL
TOTAL		14	1038.80	174.16	98.42	00

CARPET AREA DISTRIBUTION

Building No1	Floor No.	Apartment No.	CARPET AREA X REPITATION	TOTAL CARPET AREA in. sq.mt./Floor
(BUILDING -01)	Ground Floor	00		
	1ST , 2ND, 3TH , 4TH , 5TH , 6TH , & 7th	101,201,301,401, 501, 601 & 701	74.20 X 7	519.40
		102,202,302,402, 502 , 602 & 702	74.20 X 7	519.40
Total				1038.80 SQ.M.

Form of Statement 2

Building No1	Floor No.	Total Built up Area of Floor as per Outer Construction Line
(BUILDING A-01)	GROUND FLOOR	14.22
	FIRST FLOOR	223.54
	SECOND FLOOR	223.54
	THIRD FLOOR	223.54
	FOURTH FLOOR	223.54
	FIFTH FLOOR	223.54
	SIXTH FLOOR	223.54
	SEVENTH FLOOR	223.54
	TERRACE FLOOR	00.00
TOTAL		1581.00

CARPET AREA CALCULATION FLOOR

S.NO	FLOORS	TOTAL FLATS / NOS. (A - RIGHTS)	HKG - A	REMARK	CARPET AREA in. sq.mt. / UNIT	Area of Balcony Attached to Apartment	Area of enclosed Balcony Attached to Apartment	Total
	FIRST FLOOR	101		3-BHK	74.20	12.44	7.03	93.67
		102		3-BHK	74.20	12.44	7.03	93.67
	SECOND FLOOR	201		3-BHK	74.20	12.44	7.03	93.67
		202		3-BHK	74.20	12.44	7.03	93.67
	THIRD FLOOR	301		3-BHK	74.20	12.44	7.03	93.67
		302		3-BHK	74.20	12.44	7.03	93.67
	FOURTH FLOOR	401		3-BHK	74.20	12.44	7.03	93.67
		402		3-BHK	74.20	12.44	7.03	93.67
	FIFTH FLOOR	501		3-BHK	74.20	12.44	7.03	93.67
		502		3-BHK	74.20	12.44	7.03	93.67
	SIXTH FLOOR	601		3-BHK	74.20	12.44	7.03	93.67
		602		3-BHK	74.20	12.44	7.03	93.67
	SEVENTH FLOOR	701		3-BHK	74.20	12.44	7.03	93.67
		702		3-BHK	74.20	12.44	7.03	93.67
					1038.80	174.16	98.42	1311.30

AREA STATEMENT

1. Area of plot	
(minimum area of a, b, c, to be considered)	
(a) As per ownership document (7/12, CTS extract)	431.10
(b) As per measurement sheet	431.10
(c) As per site	431.10
2. Deductions for	
(a) Proposed R.P. / T.P. Road widening Area/ Service Road / Highway widening	00.00
(b) Any D.P. Reservation area	00.00
(total area)	00.00
3. Balance area of plot (1-2)	431.10
4. Amenity Space (if applicable)	
(a) Required	00.00
(b) Adjustment of 20% if any	00.00
(c) Balance Required	00.00
5. Net Plot Area (3-4 (c))	431.10
6. Recreational Open space (if applicable)	
(a) Required	00.00
(b) Proposed	00.00
7. Internal Road area	00.00
8. Potable area (if applicable)	431.10
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI 1.10)	474.21
10. Addition of FSI on payment of premium (0.50)	215.55
(a)Maximum permissible premium FSI - based on road width / 100 Zone	689.76
(b) Proposed FSI on payment of premium.	215.55
11. In-situ FSI / TDR loading	280.31
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (vii)] if any	00.00
(b)In-situ area against Amenity Space if handed over [2.00 or (.85 x Sr. No. 4 (b)and /or(c)],	00.00
(c)TDR area	280.31
(d) Total (a+b+c / TDR loading proposed [11 (a)+(b)+(c)]	280.31
12. Additional FSI area under Chapter No. 7	00.00
13. Total entitlement of FSI in the proposal	
(a) (9 + 10)(a+) (d) or 12 whichever is applicable.	969.97
(b) Ancillary Area FSI upto 60% or 80%whichever of charges paid	581.98
(c) Total entitlement (a+b)	1551.95
14. Maximum utilisation 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	2.20 X 1.4 = 3.6 1551.96
15. Total Built-up Area in proposal. (excluding area of Sr.No.12 b)	1543.62
(a) Existing Built-up Area.	00.00
(b) Proposed Built-up Area (as per 'P-line')	1543.62
(c) Total (area)	1543.62
16. F.S.I. Consumed (15/1) [should not be more than serial No.14 above]	3.58
17. Area for inclusive Housing, if any	00.00
(a) Required (20% of Sr.No.5)	00.00
(b) Proposed	00.00

PARKING AREA STATEMENT

For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.

TYPE OF VEHICLE	MINIMUM SIZE AREA OF PARKING SPACE
(a) MOTOR VEHICLE	= 2.5 m X 5 m = 12.50 sq.mt
(b) SCOOTER	= 1.2 m. X 2.0 m. = 02.00 sq.mt.

TOTAL NO. OF TENAMENTS = 14 / 2 = 7

REQUIRED PARKING

4 FOR 2 FLATS OR TENAMENT
FOR 2 - SCOOTER

PARKING REQUIRED
CAR = 1 X 7 = 7.0 0 + 4.2 Inc. = 7 Cars
SCOOTER = 5 X 7 = 35 + 0.4 = 11 Scooters

TOTAL PARKING AREA REQUIRED
CAR = 7 X 12.50 = 87.50 SQ.M
SCOOTER = 11 X 02.00 = 22.00 SQ.M
TOTAL PARKING AREA REQUIRED = 114.50 sq. mt.

PROPOSED PARKING

PARKING PROPOSED
CAR = 00 Cars
SCOOTER = 21 Scooters

TOTAL PARKING AREA PROPOSED = 207.50 sq. mt.

OCCUPANT LOAD CALCULATION
RESIDENTIAL APARTMENT BUILDING -01

Built up area/room 1 person/Tenement/14
1561.80 | 78 persons

WATER TANK CALCULATIONS

150 lit. consumption per head per Day

Water consumption per Day
70 x 135 = 9450 lit. + 10% fire safety = 10395.00 Lit 10.500.00 lts

Certificate of Area:

I/We certify that the plot under reference was surveyed by me on - / - / - - - - and the dimensions of sides etc. of plot dotted 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 Record/ Land Records Department/City Survey records.
(Name of Architect/ Licensed Engineer/ Supervisor.)

RAHUL P. FARKADE
B.Arch.
CA/86/1984

AR. RAHUL P. FARKADE

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 of the work site.

Owner(s) name

01. MR. JAYANT R. YEDKE
02. MR. SHRIKANT R. YEDKE
03. SAU. SANKALPA. S. DOLKE
04. SAU. MADHAVI M. DIXIT

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ license no. of licensed Engineer / Supervisor.

NORTH WEST SIDE ELEVATION

SECTION AA

NORTH EAST SIDE ELEVATION

AREA CALCULATION AND DIAGRAM
AREA OF TYP. 1,2,3,4,5,6,7 FLOOR

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
1	0.85 X 10.05	2 X 8.54	10.68	Residence
2	3.30 X 3.04	1 X 12.57	22.07	Residence
3	0.90 X 2.08	2 X 01.24	060.48	Residence
4	0.60 X 0.45	2 X 02.25	054.00	Residence
	TOTAL AREA =		154.32 SQ.M.	

STAIRCASE & LIFT AREA OF 1,2,3,4,5,6,7 FLOOR

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	DEDUCTION
A	3.30 x 3.65	1 x 12.04	12.04	------
B	3.30 X 1.91	1 x 06.30	06.30	------
C	3.30 X 3.10	1 x 09.85	00.05	------
D	1.80 X 1.85	1 x 03.33	------	03.81
Dx	1.95 X 1.85	1 x 03.15	------	03.81
	NET AREA =		25.37 SQ.M.	9.26 SQ.M.
			16.03 SQ.M.	

AREA CALCULATION AND DIAGRAM
AREA OF BASEMENT FOR FLOOR 1,2,3,4,5,6,7

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
Bx	3.30 X 1.05	2 X 03.54	07.40	Open
By	3.00 X 1.05	2 X 06.88	07.56	Open
Bxy	1.50 X 0.45	2 X 00.98	01.70	
Bz	1.50 X 4.10	2 X04.40	09.99	Open
	TOTAL AREA =		34.80 SQ.M.	

AREA CALCULATION AND DIAGRAM
AREA OF EXECUTIVE SALOON FOR FLOOR 1,2,3,4,5,6,7

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
Ex	3.45 X 1.00	2 X 03.45	06.90	Enclosed
Exx	3.45 X 1.00	2 X 03.55	07.10	Enclosed
	TOTAL AREA =		14.00 SQ.M.	

AREA OF PARKING STILT FLOOR

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
P1	3.05 X 10.92	2 X 33.28	1411.04	PARKING
P2	3.80 X 5.74	1 X 12.28	012.28	PARKING
P3	3.80 X 2.06	2 X 01.28	002.45	PARKING
P4	3.60 X 1.05	2 X 03.78	007.56	PARKING
P5	3.50 X 1.05	2 X 03.50	007.35	PARKING
P6	3.45 X 1.05	2 X 03.45	006.50	PARKING
P7	3.50 X 1.05	2 X 03.50	007.15	PARKING
P8	1.30 X 4.40	2 X 05.72	008.50	PARKING
P9	2.295 1.39	1 X 03.86	003.05	PARKING
P10	2.30 X 1.91	1 X 08.30	008.39	PARKING
	TOTAL AREA =		221.05 SQ.M.	

AREA CALCULATION DIAGRAM OF TYP. FLOOR
1, 2 ,3 ,4 ,5 ,6 ,7 th floor

STAIRCASE & LIFT AREA OF STILT FLOOR

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	DEDUCTION
A	3.30 x 3.65	1 x 12.04	12.04	------
B	3.30 X 1.91	1 x 06.30	06.30	------
C	3.30 X 3.10	1 x 09.85	00.05	------
D	1.80 X 1.85	1 x 03.33	------	03.81
Dx	1.95 X 1.85	1 x 03.15	------	03.81
	NET AREA =		25.37 SQ.M.	9.26 SQ.M.
			16.03 SQ.M.	

AREA CALCULATION AND DIAGRAM
AREA OF BASEMENT FOR FLOOR 1,2,3,4,5,6,7

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
Bx	3.30 X 1.05	2 X 03.54	07.40	Open
By	3.00 X 1.05	2 X 06.88	07.56	Open
Bxy	1.50 X 0.45	2 X 00.98	01.70	
Bz	1.50 X 4.10	2 X04.40	09.99	Open
	TOTAL AREA =		34.80 SQ.M.	

AREA CALCULATION AND DIAGRAM
AREA OF EXECUTIVE SALOON FOR FLOOR 1,2,3,4,5,6,7

S.NO	AREA	REPETITIONS	AREA (SQ.MT.)	REMARK
Ex	3.45 X 1.00	2 X 03.45	06.90	Enclosed
Exx	3.45 X 1.00	2 X 03.55	07.10	Enclosed
	TOTAL AREA =		14.00 SQ.M.	

DOOR WINDOW SCHEDULE

SR. NO.	DOOR NO.	SIZE	NO.	TOTAL AREA	REMARKS
D1	1.00x2.10	1.0	14	29.40	SEE PUBLIC GLAZED WINDOW
D2	0.90x2.10	0.9	14	26.46	SEE PUBLIC GLAZED WINDOW
D3	0.75x2.10	0.75	14	22.05	SEE PUBLIC GLAZED WINDOW
W1	1.20x1.20	1.2	14	20.16	SEE PUBLIC GLAZED WINDOW
V	0.60x1.20	0.6	7	5.04	GLASS LOUVERS

PARKING DETAILS

SR. NO.	AREA	NO.	TOTAL AREA	REMARKS
P1	2.50x5.00	7	87.50	
P2	2.50x5.00	11	137.50	
P3	1.20x2.00	21	50.40	
P4	1.20x2.00	2	4.80	
P5	1.20x2.00	2	4.80	
P6	1.20x2.00	2	4.80	
P7	1.20x2.00	2	4.80	
			294.60	

TRIANGULATION & AREA DIAGRAM

AREA	205.50
TOTAL FLOOR	205.50
TOTAL FLOOR	411.10

RAIN WATER RECHARGE WELL PLAN

SECTION AA

RAMP/STAIR PLAN AT SEPTIC TANK

STILT PARKING PLAN

TYP. FLOOR PLAN
1 ,2 ,3 ,4 ,5 ,6 ,7 th floor

TERRACE PLAN

SITE PLAN ((1:200)

12m WIDE MAIN ROAD

COMPOUND WALL

U.G. DRAIN SECTION