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

STAMPS OF APPROVAL OF PLANS:

FLOOR WISE FSI TABLE (BUILDING A-1)

FLOORS NAME	OUTER P.LINE PROPOSED FSI AREA A				OUTER P.LINE EXISTING FSI AREA B				FREE FROM FSI				TOTAL FSI
FSI	COMM.	RESI.	IND	SPEC.	COMM.	RESI.	IND	SPEC.	LIFT	VOID	V.SHAFT	TENAMENT	
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	218.20
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	218.20
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	218.20
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	218.20
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	218.20
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	218.20
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	218.20
GROUND FLOOR	00.00	016.22	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 No1	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	Nill
	FIRST FLOOR	02	148.40	24.88	14.06	Nill
	SECOND FLOOR	02	148.40	24.88	14.06	Nill
	THIRD FLOOR	02	148.40	24.88	14.06	Nill
	FOURTH FLOOR	02	148.40	24.88	14.06	Nill
	FIFTH FLOOR	02	148.40	24.88	14.06	Nill
	SIXTH FLOOR	02	148.40	24.88	14.06	Nill
	SEVENTH FLOOR	02	148.40	24.88	14.06	Nill
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	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	16.22
	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	DESIG.	TOTAL FLATS / NOS. A - INDICATES - WING - 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	1311.38

AREA STATEMENT

1.	Area of plot	
	(Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	438.10
	(b) as per measurement sheet	438.10
	(c) as per site	438.10
2.	Deductions for	
	(a) Proposed R.P. / D.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)	438.10
4.	Amenity Space (if applicable)	
	(a) Required	00.00
	(b) Adjustment of 3(b), if any	00.00
	(reference Proposed :-	
5.	Net Plot Area (3-4 (c))	438.10
6.	Recreational Open space (if applicable)	
	(a) Required	00.00
	(b) Proposed	00.00
7.	Internal Road area	00.00
8.	Plotable area (if applicable)	438.10
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 a basic FSI 1.10)	474.21
10.	Addition of FSI on payment of premium (0.50)	219.05
	(a)Maximum permissible premium FSI - based on road width / 100 zone	499.76
	(b) Proposed FSI on payment of premium.	219.05
11.	In-situ FSI / TDR loading	280.31
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	00.00
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	00.00
	(c)TDR area	280.31
	(d) Total in-situ / 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(b)+11(d)] or 12 whichever is applicable.	969.97
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges	581.98
	(c) Total entitlement (axb)	1551.95
14.	Maximum utilisation limit of F.S.I. (building potential) Permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	2.25 X 1.6 = 3.6 1551.96
15.	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	1543.62
	(a) Existing Built-up Area.	00.00
	(b) Proposed Built-up Area (as per 'P-line')	1543.62
	(c) Total (a+b)	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.

REQUIRED PARKING

AT FOR 2 FLATS OR TENEMENT
1-CAR , 5 - SCOOTER

TOTAL NO. OF TENAMENTS = 14 / 2 = 7

PARKING REQUIREMENT
CAR = 1 X 7 = 7 X 0.6 = 4.2 i.e. = 5 Cars
SCOOTER = 3 X 7 = 35 X 0.6 = 21 Scooters

TOTAL PARKING AREA REQUIRED
CAR = 30.5 12.00 = 42.50 SQM
SCOOTER = 21 1.60.00 = 42.00 SQM
TOTAL PARKING AREA REQUIRED = 184.50 sq. mt.

PROPOSED PARKING

PARKING PROPOSED
CAR = 05 Cars
SCOOTER = 21 Scooters

TOTAL PARKING AREA PROPOSED = 207.50 sq. mt.

OCCUPANT LOAD CALCULATION

RESIDENTIAL APARTMENT BUILDING -01

(up to 150 sq.m)	(Up for all floors)	5 person/Tenement/(7 Tenements)
	1581.00	70 persons

WATER TANK CALCULATIONS

(up to 225 sq.m)	135 lit. consumption per head per Day
Total (US. tank & O.H. tank	water corporation per day 70 x 135 = 9450 lit. + 10% fire safety = 10395.00 i.e 10500.00 lits

DOOR WINDOW SCHEDULE

DOOR SCHEDULE OF OPENINGS

TYPE	SIZE	NOS.	REMARKS/DESCRIPTION
D1	1.20m X 2.10	= 2.52	PANELLED DOOR
D	0.80m X 2.10	= 2.10	-
D1	1.20m X 2.10	= 2.52	PLAIN GLAZED DOOR
SD1	2.10 x2.40	= 5.04	PLAIN GLAZED SLIDING DOOR
SD2	2.10 x2.40	= 5.04	PLAIN GLAZED SLIDING DOOR

WINDOW DETAILS

TYPE	SIZE	NOS.	REMARKS
W1	1.20m X 1.20	= 1.44	M.S. FULLY GLAZED WINDOW
W2	1.20m X 0.75	= 0.90	M.S. FULLY GLAZED WINDOW
W3	0.90m X 1.20	= 1.08	M.S. FULLY GLAZED WINDOW
W4	0.60 X 0.60	= 0.36	M.S. FULLY GLAZED WINDOW
V	0.60X0.75	= 0.45	GLASS LOUVERS

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.

(Name of Architect/ Licensed Engineer/ Supervisor.)

RAHUL FARKADE
B.Arch.
CA/2004/27884

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

Job No.	Drawing No.	Scale	Drawn By	Checked by	Registration No. of Architect/ License no. of Licensed Engineer / Supervisor.





















