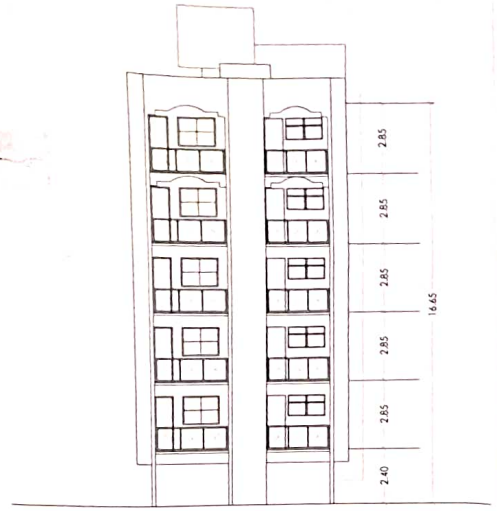
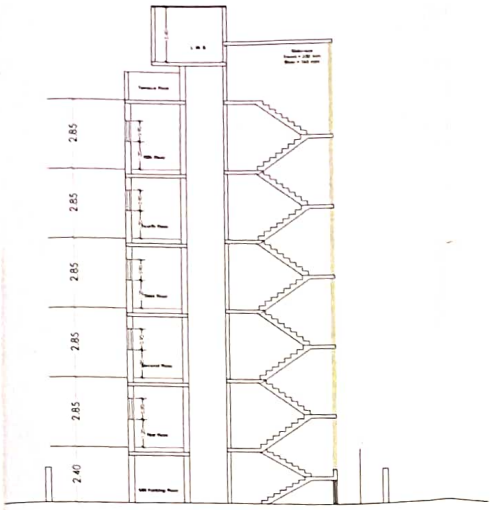
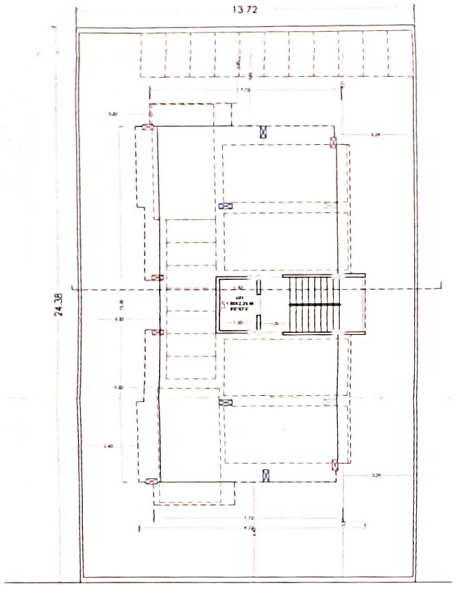


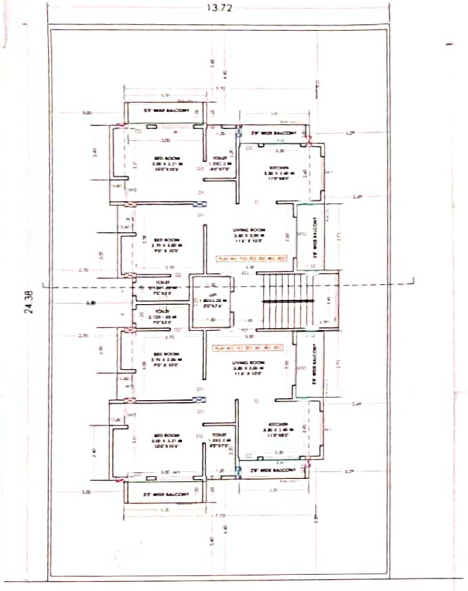
FRONT SIDE ELEVATION



CROSS SECTION AT A-A



TYPICAL FLOOR PLAN



TYPICAL FIRST, SECOND THIRD, FOURTH & FIFTH FLOOR PLAN

FLAT AREA STATEMENT

SR. NO.	FLAT NO.	CARPET AREA	OPEN BALCONY AREA.	ENCLOSED BOX AREA	COMMON STAIR +LIFT AREA
1.	101,201, 301,401, 501	51.65 SQM	5.58 SQM	NIL	6.85 SQM
2.	102,202, 302,402, 502	51.65 SQM	5.58 SQM	NIL	6.85 SQM

Balcony Area Statement
Proposed Balcony Area
1. Balcony No 01 = 3.30 x 1.00 = 3.30
2. Balcony No 02 = 2.81 x 0.81 = 2.28
3. Balcony No 03 = 2.93 x 1.12 = 3.28
4. Balcony No 04 = 3.30 x 1.00 = 3.30
5. Balcony No 05 = 2.81 x 0.81 = 2.28
6. Balcony No 06 = 2.93 x 1.12 = 3.28

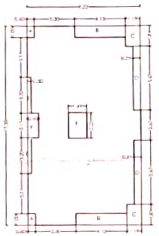
Total Balcony Area on every Typical Floor = 17.72 sqm

ALLOWED BALCONY AREA PER FLOOR =
134.34 X 15% = 20.15 SQM
EXTRA BALCONY AREA = 0.00 NIL

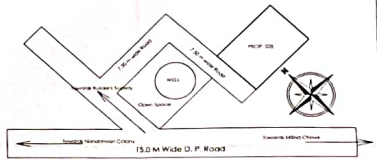
Parking Area Statement
Table 8-D Page no 141 UDCPR 2020

Sr. No.	One Parking Space for every	Non Congested Area: Cars	Scooters	Cycles	Proposed Parking: Cars	Scooters	Cycles
1. (a)	Residential (L) Multifamily Residential for every two tenements with each tenement having carpet area equal to or above 40 sqm but less than 80 sqm. (proposed tenements = 10 nos)	1	5	-	1.25	5	
		5	25	-	6	25	-

FLOOR AREA STATEMENT (BUILTUP AREA)
a. STILT FLOOR = 19.70 M²
b. TYPICAL FLOOR = 134.38 M²
(FIRST, SECOND, THIRD, FOURTH, FIFTH)



Area Calculations for Typical Floor



LOCATION PLAN

FOR OFFICE USE ONLY

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SCHEDULE OF OPENINGS

FD = 1.20 X 2.10
SFD = 2.40 X 2.70
D1 = 0.90 X 2.10
D2 = 0.75 X 2.10
W1 = 1.50 X 1.20
W2 = 0.75 X 1.20
W3 = 0.90 X 1.20
KW = 1.50 X 0.90
V = 0.60 X 0.90

AREA STATEMENT

1 Area of Plot
a As per Documents = 324.00 sqm
b As per Measurement Sheet = 335.49 sqm
c As Per Site = 334.49 sqm
Total Area of Plot = 324.00 sqm
2 Deductions for
a Proposed D.P./D.P. Road widening Area/ Highway Widening = 0.00 sqm
b Any D.P. Reservation Area = 0.00 sqm
c Total (a+b) = 0.00 sqm
3 Balance Area of Plot = 324.00 sqm
4 Amenity Space (if applicable) =
a Required = 5% = 0.00 sqm
b Adjustment of 2b (if any) = 0.00
Balance Proposed = 0.00 sqm
5 Net Area of Plot (3 - 4c) = 324.00sqm
6 Recreational Open Spaces (if applicable)
a Required = 10% = 0.00 sqm
b Proposed = 0.00 sqm
7 Internal Roads = NA
8 Plotable Area (if applicable) = NA
9 Built Up Area with reference to Basic F.S.I. as per front road width
(sr no 5 X Basic F.S.I.) = 324.00 X 1.1 = 356.40 sqm
10 Addition of F.S.I. on payment of premium
a Maximum permissible premium F.S.I. = N. A.
b Proposed FSI on payment of premium = 0.00 sqm
11 In-Situ FSI/ TDR loading
a In-situ area against D.P. Road (2.0 X sr no. 2a) if any = 0.00
b In-situ area against Amenity space (2.0 or 1.65 X sr no. 4b or 4c) = 0.00 sqm
TDR Area = 0.00
Total In-situ/ TDR loading proposed = (a+b+c) = 0.00
12 Additional FSI area under chapter no. 7 = 20% = 324.00 X 0.2 = 64.80 SQM
13 Total entitlement of FSI in the proposal
a (9 + 10b +11d) or Sr. no 12 whichever applicable = 421.20 sqm
b Ancillary Area FSI up to 60% = 421.20 X 0.6 = 252.72 sqm
c Total entitlement (a + b) = 673.92 sqm
14 Maximum utilization limit of FSI (building potential) permissible as per road width (Reg. 6.1 or 6.2 or 6.3 or 6.4 as applicable)
15 Total Built Up in the proposal
a Existing Built Up Area = 0.00 sqm
b Proposed Built Up area (as per p-line) = 671.70 sqm
c Total (a + b) = 596.60 sqm
16 FSI Consumed (15 / 13) (should not be more than 14 above) = 1.00
17. Area for Inclusive Housing (if any) =
a Required = 0.00
b Proposed = 0.00 sqm

PROPOSED RESIDENTIAL APARTMENT ON PLOT NO 58, CTS NO 604, LOCATED AT BUILDER'S SOCIETY, JAISINGHPURA, AURANGABAD. FOR: TOUCH- STONE BUILDERS

ARCHITECT
DESIGN STUDIO
AR. ABHAY JAIPURKAR
Master of Architecture
CA/1996/18820
CA-96/18820