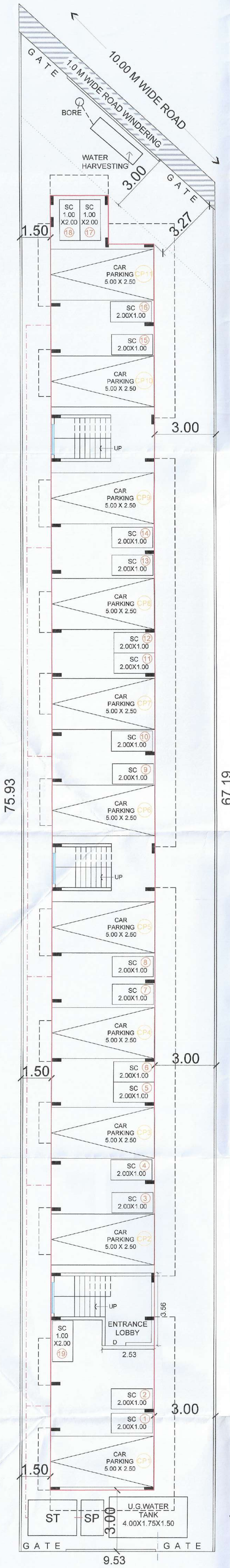
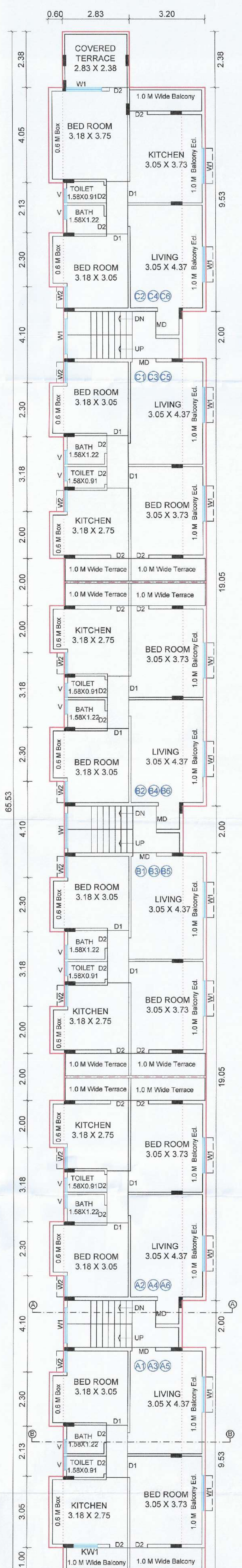
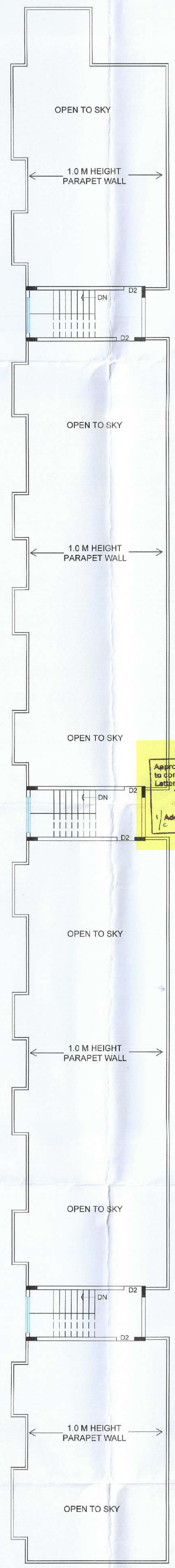


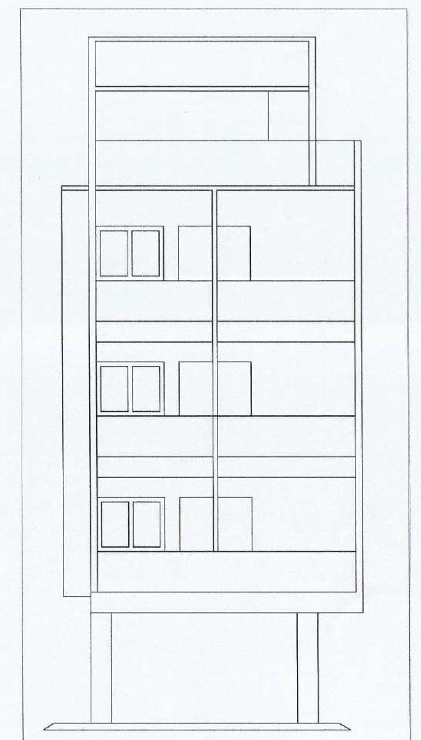
GROUND FLOOR PLAN

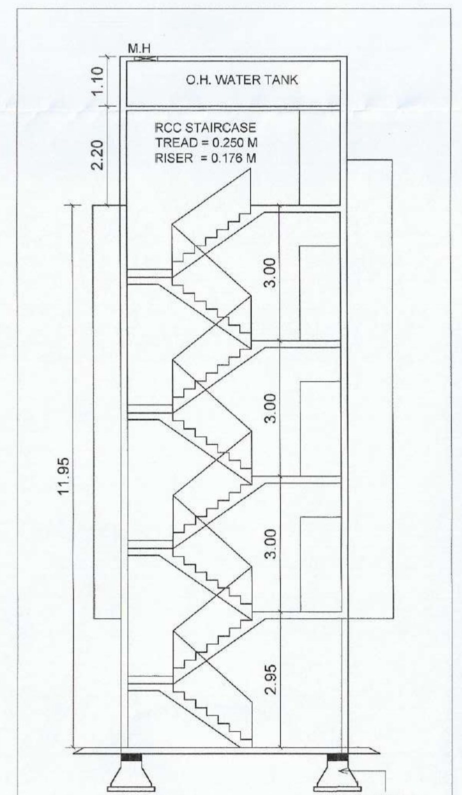


TYPICAL FIRST , SECOND & THIRD FLOOR PLAN
SCALE-1:100

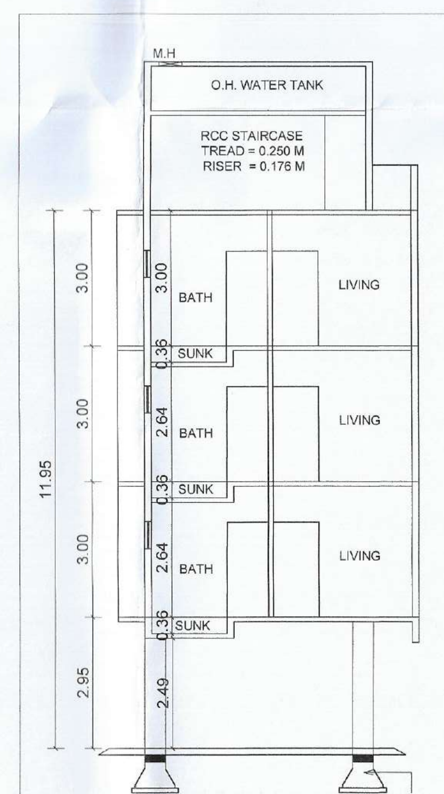


TERRACE FLOOR PLAN


SOUTH SIDE ELEVATION
SCALE-1:100

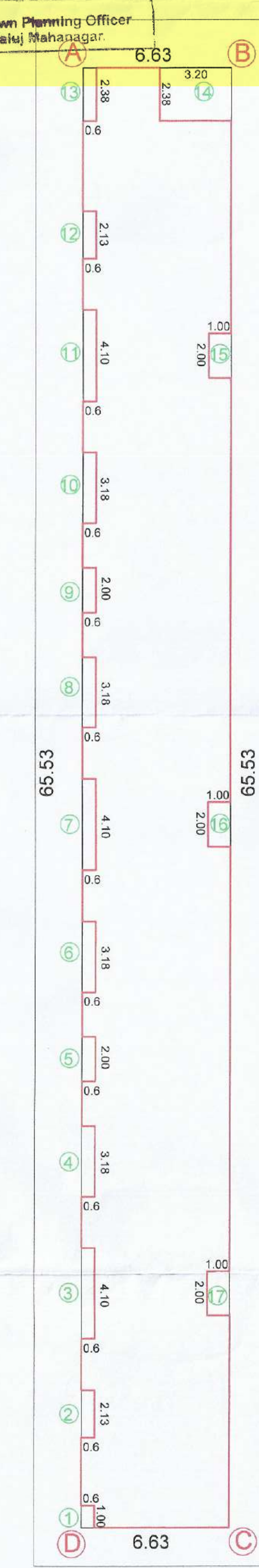


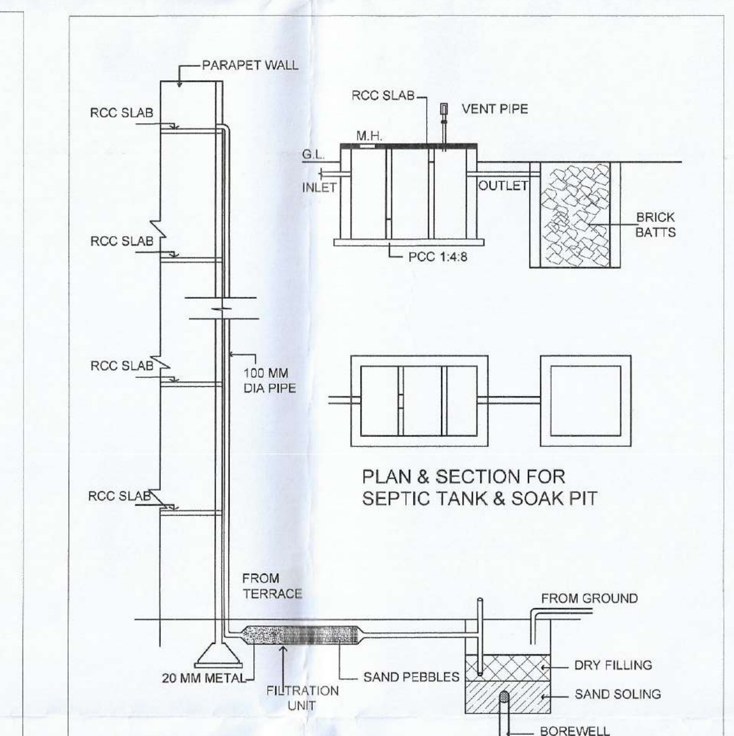
SECTION AT A-A
SCALE-1:100



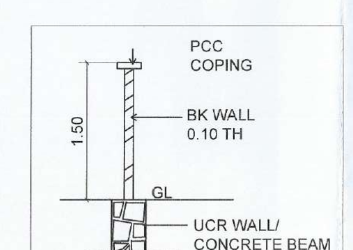
SECTION AT B-B
SCALE-1:100

Approved as amended in red subject to conditions mentioned in this office Letter enclosed
NO. 2023(BP)/208
27/10/2023
Additional Town Planning Officer
CIDCO, Waluj Mahanagar.



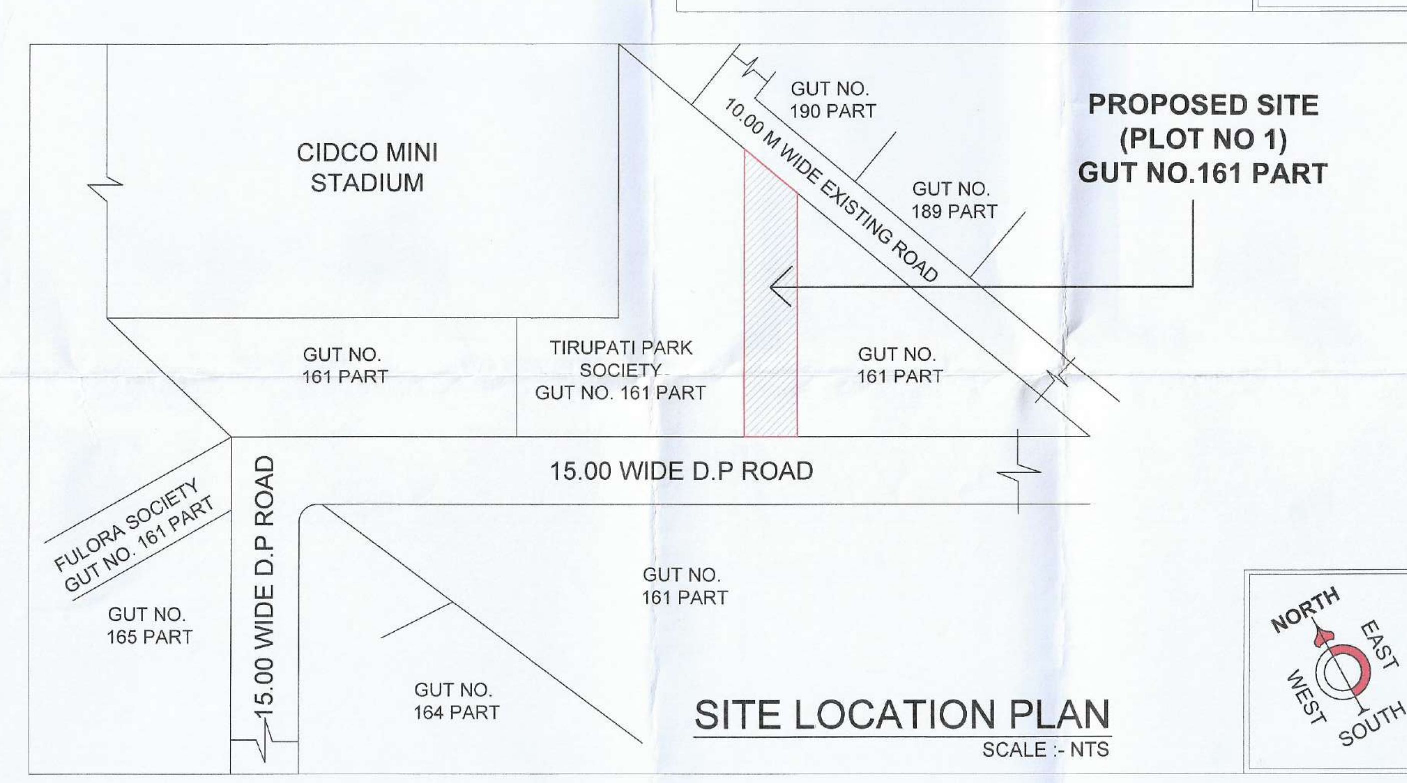


SECTION SHOWING RAIN WATER HARVESTING SYSTEM AND FILTERATION UNIT



C/WALL SECTION
SCALE : - 1:50

SATELLITE LOCATION PLAN
Lat: 19.852003, Long: 75.260468



SITE LOCATION PLAN
SCALE :- NTS

ALLOWABLE AREA (FSI) STATEMENT		
	ALLOWABLE AREA	PROPOSED AREA
PLOT AREA AS PER LAYOUT & OWNERSHIP DOCUMENT	681.96 SQM	---
CONSTRUCTABLE PLOT AREA AFTER ROAD CUTTING	669.02 SQM	---
ALLOWABLE BASIC FSI -1.10	681.96X1.10=750.15 SQM	750.15 SQM
ALLOWABLE PREMIUM FSI AS PER ROAD WIDTH- 30%	681.96X$\frac{30}{100}$ =204.58 SQM	05.00 SQM
ALLOWABLE ANCILLARY AREA- 60%	755.15X$\frac{60}{100}$ =453.09 SQM	450.40 SQM
TOTAL ALLOWABLE B/UP AREA	**1407.82 SQM**	---
TOTAL PROPOSED B/UP AREA	---	**1205.55 SQM**

FORM OF STATEMENT 2
[Sr. No. 9 (a)]
PROPOSED BUILDING

Floor No.	Total Floor area of Building
(1)	(2)
Ground Floor	9.00 SQM
First Floor	398.85 SQM
Second Floor	398.85 SQM
Third Floor	398.85 SQM
TOTAL	1205.55 SQM

PARKING AREA STATEMENT

TENEMENT SIZE WISE	PARKING SPACES REQUIRED BY CONSIDERING 5% VISITOR PARKING & 0.7 FACTOR		
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	PROPOSED NO. OF UNIT 18 UNIT (40 SQM TO 80 SQM)	REQUIRED CAR 18/2 X 1.05 X 0.7 =6.61 **=7 CAR**	REQUIRED SC 18/2 X 2 X 1.05 x 1 =19 **=19 SC**
		PROPOSED CAR **=11 CAR**	PROPOSED SC **=19 SC**

BALCONY AREA STATEMENT OF FLATS

Flat No.	Floor No.	Open Balcony area	Enclosed Balcony area	Total Balcony Area
(1)	(2)	(3)	(4)	(5)
A1/A3/A5	1st/2nd/3rd	6.03 SQM	8.53 SQM	14.56 SQM
A2/A4/A6	1st/2nd/3rd	2.00 SQM	8.53 SQM	10.53 SQM
B1/B3/B5	1st/2nd/3rd	2.00 SQM	8.53 SQM	10.53 SQM
B1/B3/B5	1st/2nd/3rd	2.00 SQM	8.53 SQM	10.53 SQM
C1/C3/C5	1st/2nd/3rd	2.00 SQM	8.53 SQM	10.53 SQM
C2/C4/C6	1st/2nd/3rd	6.03 SQM	8.53 SQM	14.56 SQM

FORM OF STATEMENT 3
[Sr. No. 9 (g)]
Area Details of Apartments/Units/ Flats

Flat No.	Floor No.	Net B/up Area of Flat	Common B/up Area share of Flat	B/up Area of Flat	Carpet Area/Flat
(1)	(2)	(3)	(4)	(5)	(6)
A1/A3/A5	1st/2nd/3rd	60.64 SQM	4.26 SQM	64.09 SQM	40.15 SQM
A2/A4/A6	1st/2nd/3rd	61.54 SQM	4.26 SQM	65.80 SQM	41.15 SQM
B1/B3/B5	1st/2nd/3rd	60.01 SQM	4.26 SQM	64.27 SQM	40.15 SQM
B2/B4/B6	1st/2nd/3rd	61.54 SQM	4.26 SQM	65.80 SQM	41.15 SQM
C1/C3/C5	1st/2nd/3rd	60.01 SQM	4.26 SQM	64.27 SQM	40.15 SQM
C2/C4/C6	1st/2nd/3rd	69.50 SQM	4.26 SQM	73.76 SQM	44.93 SQM

FLOOR BUILT-UP AREA:

ENTRANCE LOBBY : 2.53 X 3.56 = 9.00 SQM

BUILT-UP AREA STATEMENT : TYPICAL 1ST , 2ND, & 3RD FLOOR

AREA OF BLOCK [ABCD] = 06.63 X 65.53
= 434.46 SQ.M

STANDARD DEDUCTIONS :-

1.	0.60 X 1.00	=	0.60 SQ.M
2.	0.60 X 2.13	=	1.28 SQ.M
3.	0.60 X 4.10	=	2.46 SQ.M
4.	0.60 X 3.18	=	1.91 SQ.M
5.	0.60 X 2.00	=	1.20 SQ.M
6.	0.60 X 3.18	=	1.91 SQ.M
7.	0.60 X 4.10	=	2.46 SQ.M
8.	0.60 X 3.18	=	1.91 SQ.M
9.	0.60 X 2.00	=	1.20 SQ.M
10.	0.60 X 3.18	=	1.91 SQ.M
11.	0.60 X 4.10	=	2.46 SQ.M
12.	0.60 X 2.13	=	1.28 SQ.M
13.	0.60 X 2.38	=	1.42 SQ.M
14.	3.20 X 2.38	=	7.61 SQ.M
15.	1.00 X 2.00	=	2.00 SQ.M
16.	1.00 X 2.00	=	2.00 SQ.M
17.	1.00 X 2.00	=	2.00 SQ.M

TOTAL DEDUCTIONS = 35.61 SQ.M
B/UP AREA =434.46 - 35.61= 398.85 SQ.M

PROFORMA - 1 : AREA STATEMENT

PROPOSED PLAN FOR RESIDENTIAL BUILDING **(TIRUPATI PARK-*NX*)** ON PLOT NO.1,AT GUT NO. 161(Part), MAUJE/AT.TISGAON WALUJ CIDCO NAGAR - I, CHH. SAMBHAJINAGAR.	Drawing Sheet No.1/1

Stamp of Approval of Plans:

AREA STATEMENT

1. Area of Plot *(Minimum area of **a,b,c** considered)*	
(a) As per ownership document (7/12)	681.96 SqM
(b) As per mesurment sheet	681.96 SqM
(c) As per site	681.96 SqM
2. Deductions for	
(a) Proposed D.P/D.P. Road/Service Road	0.0 SQM
(b) Any D.P Reservation Area	0.0 SQM
(Total a + B)	0.0 SQM
3. Balance Area of plot (1-2)	681.96 SqM
4. Amenity Space (if applicable)	NA
(a) Required-	0.0 SQM
(b) Adjustment of 2(b), if any-	0.0 SQM
(c) Balance Proposed-	0.0 SQM
5. Net Plot Area (3-4(c))	681.96 SqM
6. Recreational Open Space (if applicable)	N.A
(a) Required-	0.0 SQM
(b) Proposed-	0.0 SQM
7. Internal Road Area	12.94 SQM
8. Plotable/Constructable Area (if applicable)	669.02 SQM
9. B/up area with reference to Basic F.S.I as per front road width (Sr.no. 5xbasis FSI)	750.15 SQM
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI- based on road width	204.58 SQM
(b) Proposed FSI on payment of premium	05.00 SQM
11. In-situ FSI/TDR loading	
(a) In-situ Area against D.P. Road[2.0x sr.no.2(a)]. if any	0.0 SQM
(b) In-situ Area against amenity space if handed over [2.0 or 1.85 x sr.no.4(b) and (c)].	0.0 SQM
(c) TDR Area	0.0 SQM
(d) Total in-situ/TDR loading proposed (11(a) + (b)+ (c))	0.0 SQM
12. Additional FSi area under chapter No.7	0.0 SQM
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	750.15 SQM
(b) Ancillary Area FSI upto 60% with payment of charges	450.40 SQM
(c) Total entitlement (a+b)	1205.55 SQM
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*}	3.36
15. Total B/up area in proposal*(excluding area at sr.no17 b)*	
(a) Existing B/up area	0.0 SQM
(b) Proposed B/up area (as per P-line)	1205.55 SQM
(c) Total (a + b)	1205.55 SQM
16. F.S.I Consumed (15/05)(*Should not be more than serial no.14 above*)	1.77
17. Area for inclusive Housing if any,	N.A
(a) Required (*20% of sr.no.5*)	N.A
(b) Proposed	N.A

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 safty at the work sit.

Owner:

MR. RAMESH DEVIDAS KASURE

MR. PUNAM DEVIDAS KASURE

MRS. VARSHA VISHAL KASURE Signature

Certificate of Area:

Certified that the plot under reference was surveyed by me on 01.06.2023 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.

NANASAHEB D ZAREKAR Regd. No. E-731/2018 Consulting Civil Eng.

Signature
(Er. Nanasaheb D. Zarekar)

SCHEDULE OF OPENINGS

S.NO.	SYMBOL	SIZE
1	MD	1.00X2.10
2	D1	0.90X2.10
3	D2	0.75X2.10
4	W1	1.50X1.20
5	KW2	1.20X0.90
6	W3	1.20X1.20
7	W4	0.75X1.50
8	W5	1.00X1.50
6	SW	1.50X1.20
7	V	0.60X0.75
8	W2	1.00x2.10

NOTES

1. ALL OUTER WALLS ARE 0.15 M THICK AND INTERNAL WALLS ARE 0.10 M THICK.

LEGEND

PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
DRAIN LINE SHOWN IN
WATER LINE SHOWN IN

JOB NO:- JARWAL/161	DRG.NO.:-01
FILE NAME :- SSB/CIDCO/161-1/SUB	DRAWN BY:- N D ZAREKAR
DATE:- 31.07.2023	SCALE: 1:100