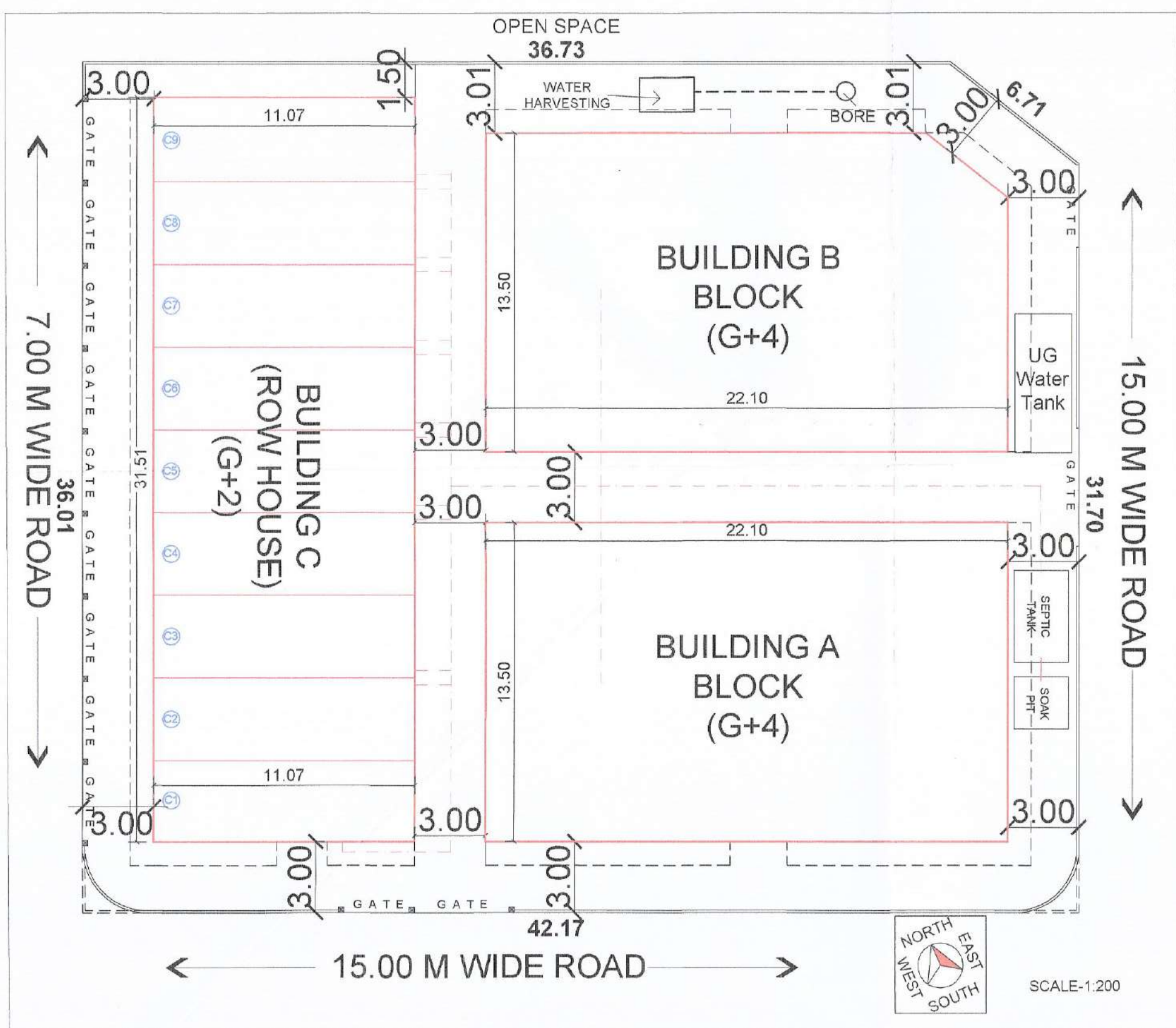
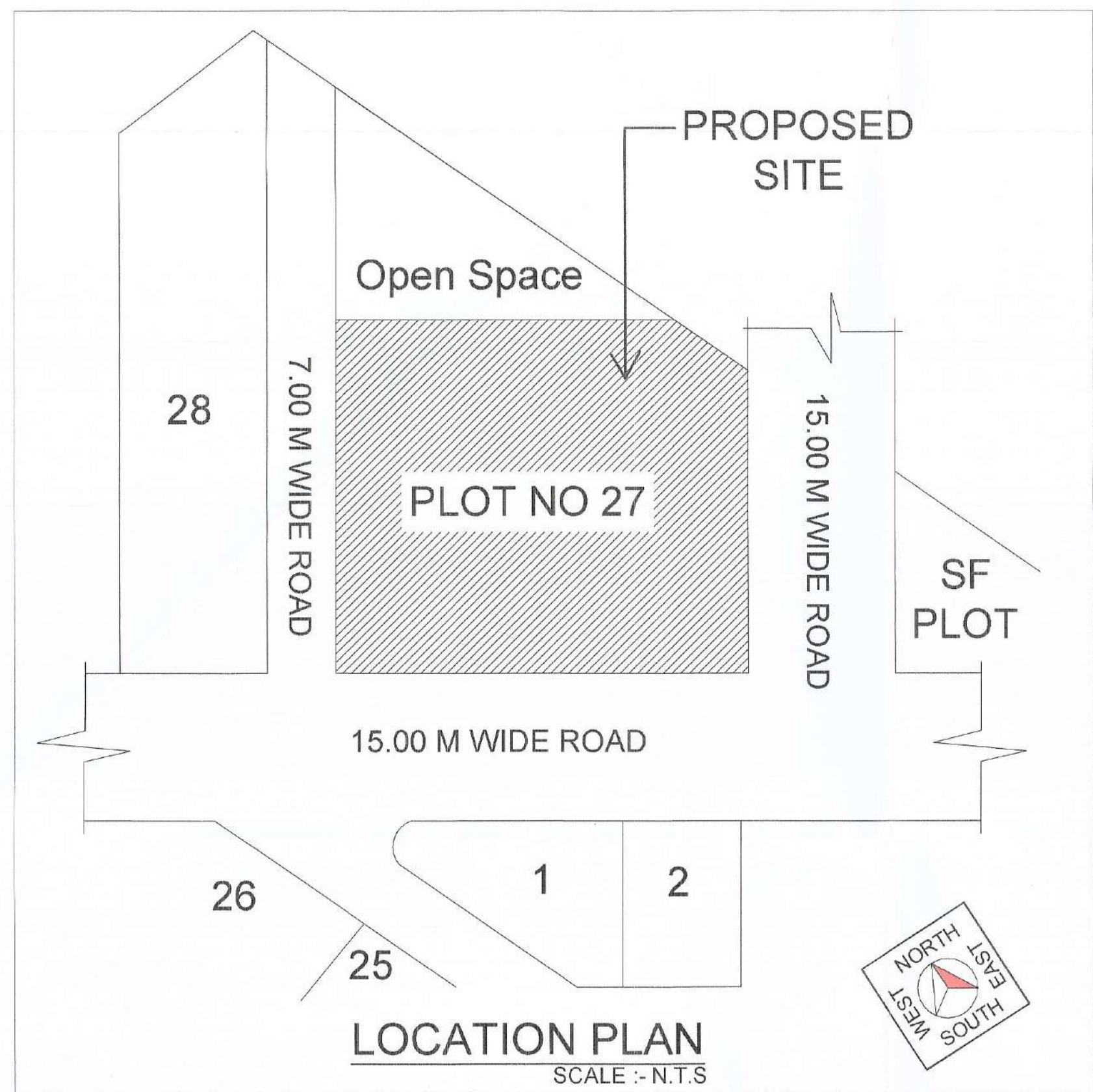
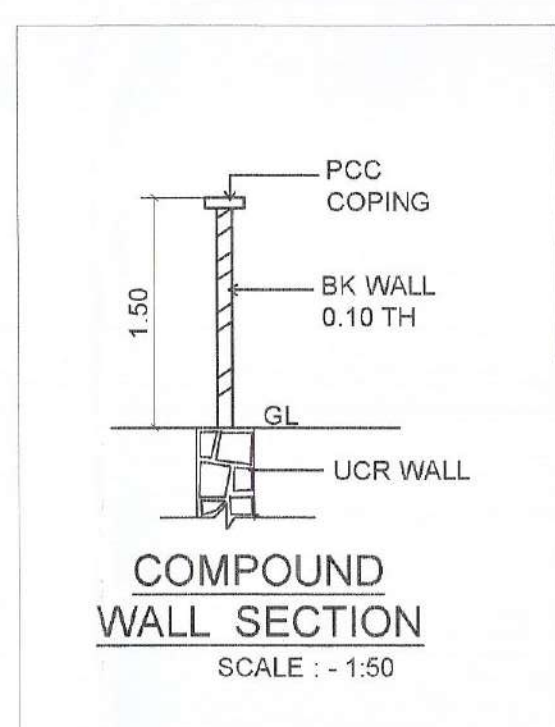
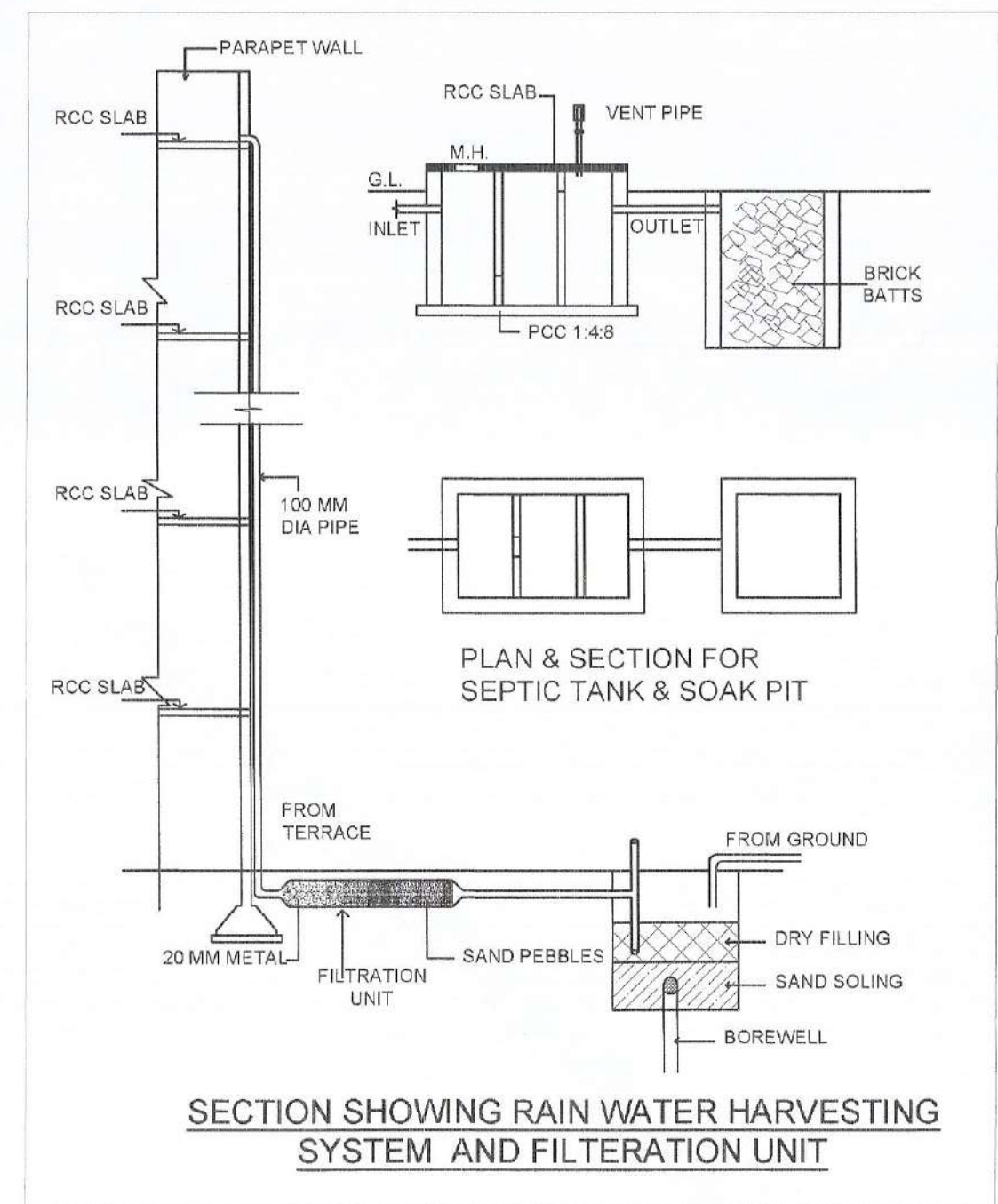


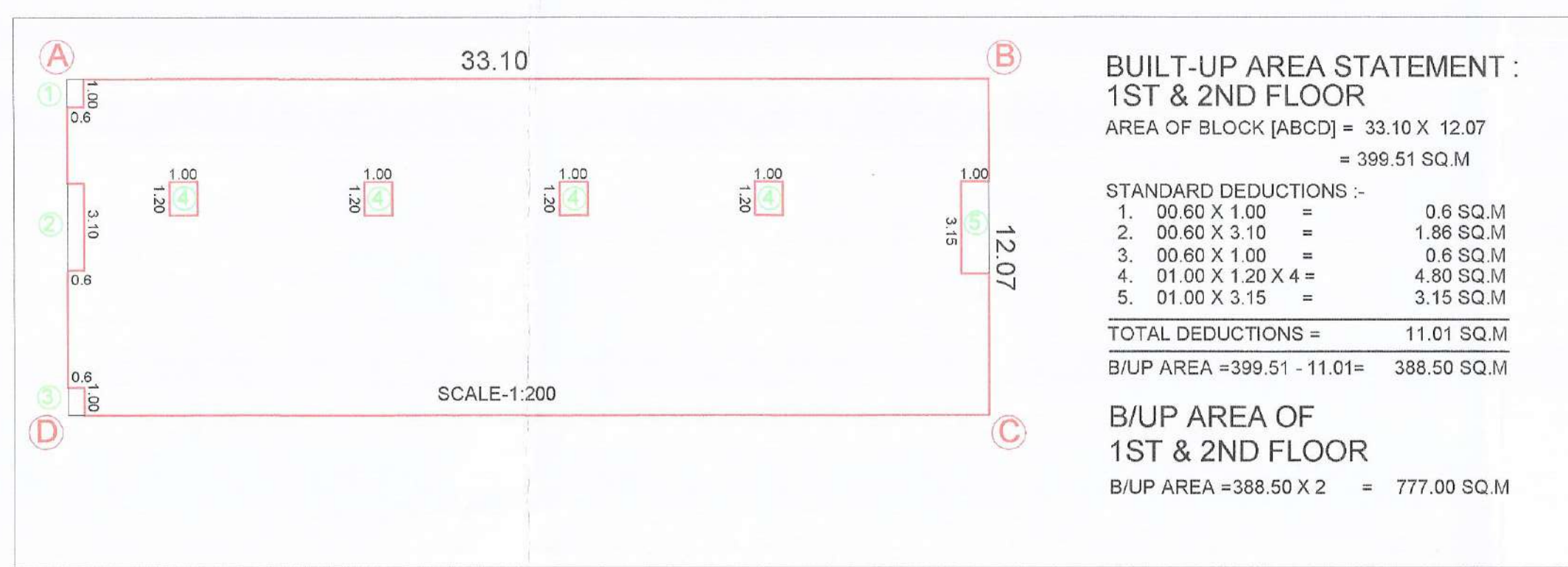
ALLOWABLE AREA (FSI) STATEMENT		
	ALLOWABLE AREA	USED AREA
PLOT AREA AS PER LAYOUT & OWNERSHIP DOCUMENT	1486.75 SQM	---
PLOT AREA AS PER SITE	1486.75 SQM	---
ALLOWABLE BASIC FSI -1.10	1486.75 X 1.10= 1635.42 SQM	1635.42 SQM
ALLOWABLE PREMIUM FSI AS PER ROAD WIDTH- 30%	1486.75X $\frac{30}{100}$ = 446.02 SQM	446.02 SQM
ALLOWABLE ANCILLARY AREA- 60%	2081.44X $\frac{60}{100}$ =1248.86 SQM	1238.75 SQM
TOTAL ALLOWABLE B/UP AREA	3330.03 SQM	---
TOTAL PROPOSED B/UP AREA	---	3320.19 SQM

TOTAL PROPOSED B/UP AREA	
Building Name	Proposed B/up Area
BUILDING A	1344.39 SQM
BUILDING B	1198.80 SQM
BUILDING C	777.00 SQM
TOTAL	3320.19 SQM

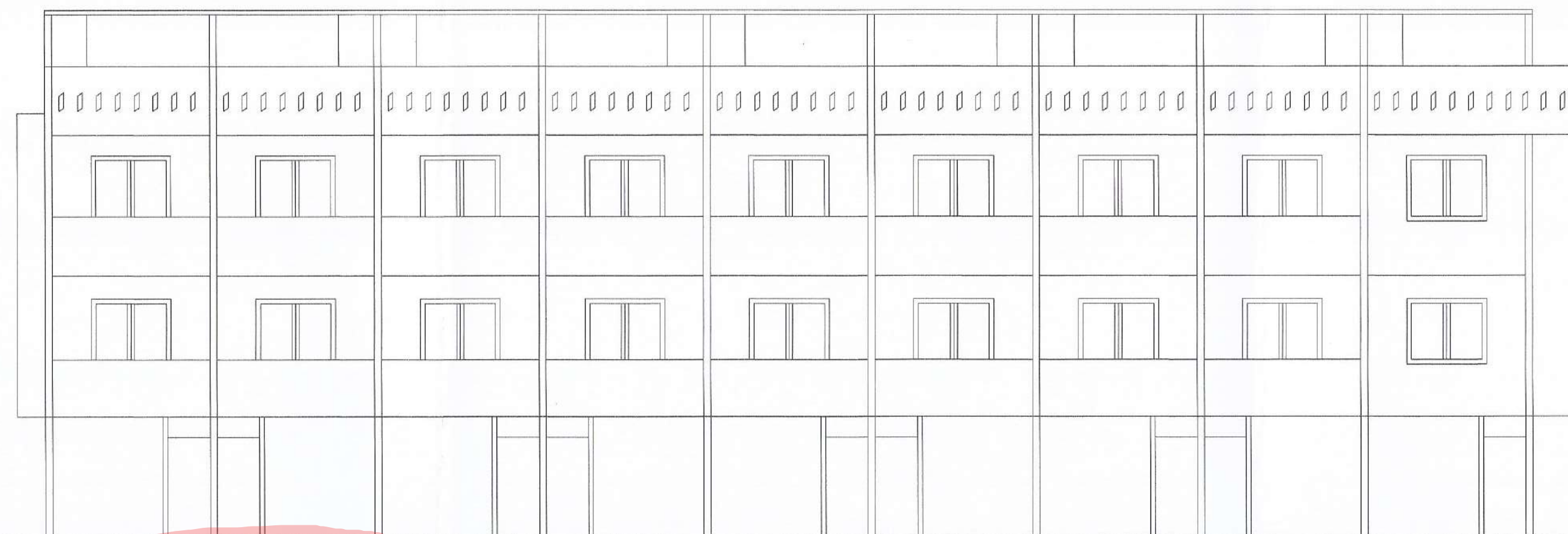
BUILDING USES	
Building Name	USE OF BUILDING
BUILDING A	RESIDENTIAL+ COMMERCIAL
BUILDING B	RESIDENTIAL
BUILDING C	RESIDENTIAL



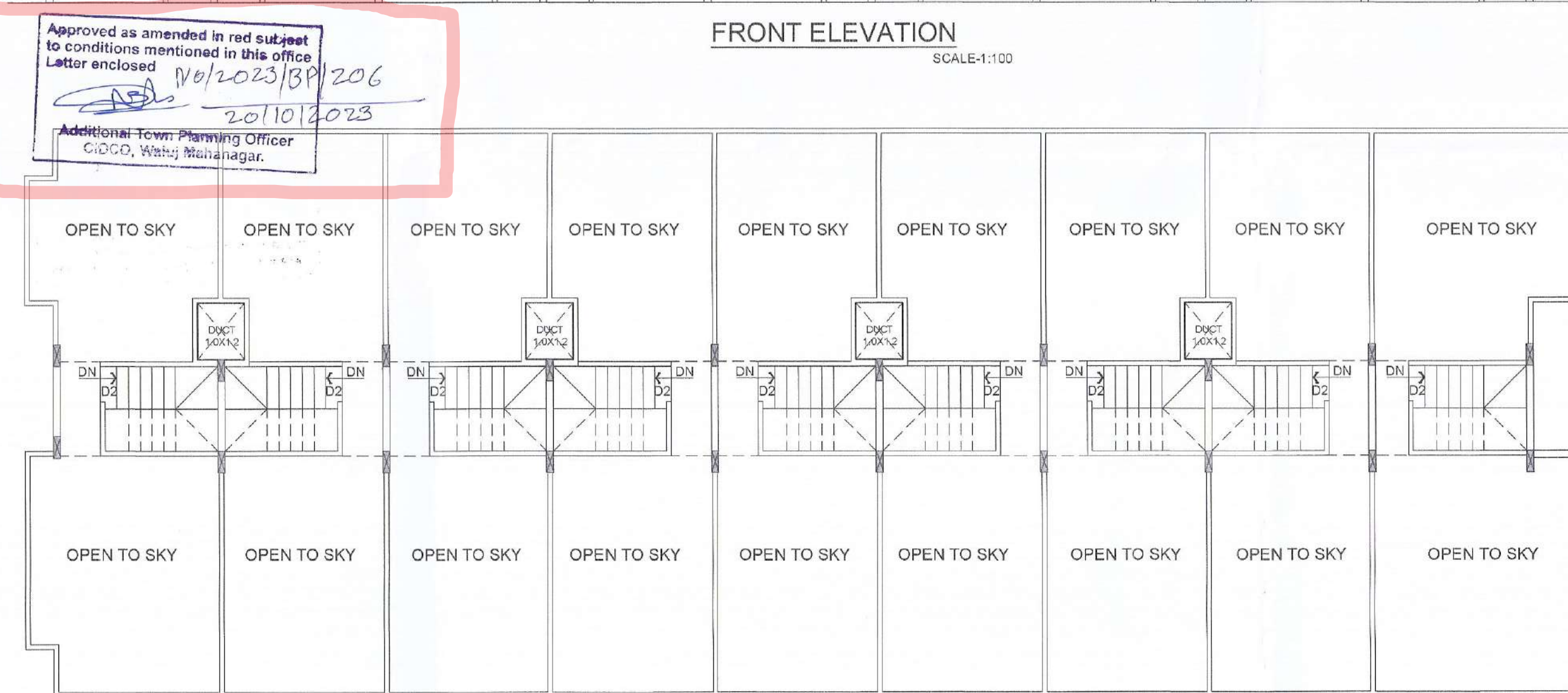
BUILDINGS BLOCK/LAYOUT PLAN



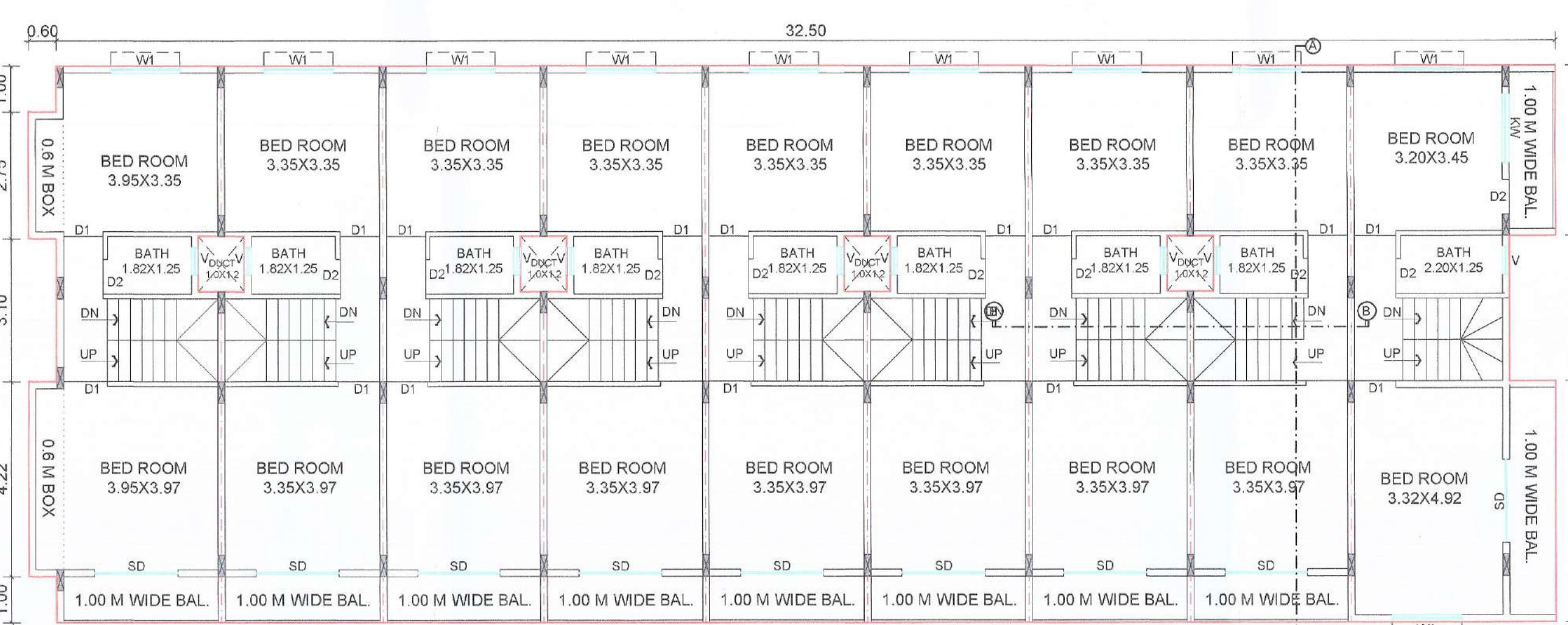
BUILT-UP AREA STATEMENT :
1ST & 2ND FLOOR
AREA OF BLOCK [ABCD] = 33.10 X 12.07
= 399.51 SQ.M
STANDARD DEDUCTIONS :-
1. 00.60 X 1.00 = 0.6 SQ.M
2. 00.60 X 3.10 = 1.86 SQ.M
3. 00.60 X 1.00 = 0.6 SQ.M
4. 01.00 X 1.20 X 4 = 4.80 SQ.M
5. 01.00 X 3.15 = 3.15 SQ.M
TOTAL DEDUCTIONS = 11.01 SQ.M
B/UP AREA = 399.51 - 11.01 = 388.50 SQ.M
B/UP AREA OF
1ST & 2ND FLOOR
B/UP AREA = 388.50 X 2 = 777.00 SQ.M



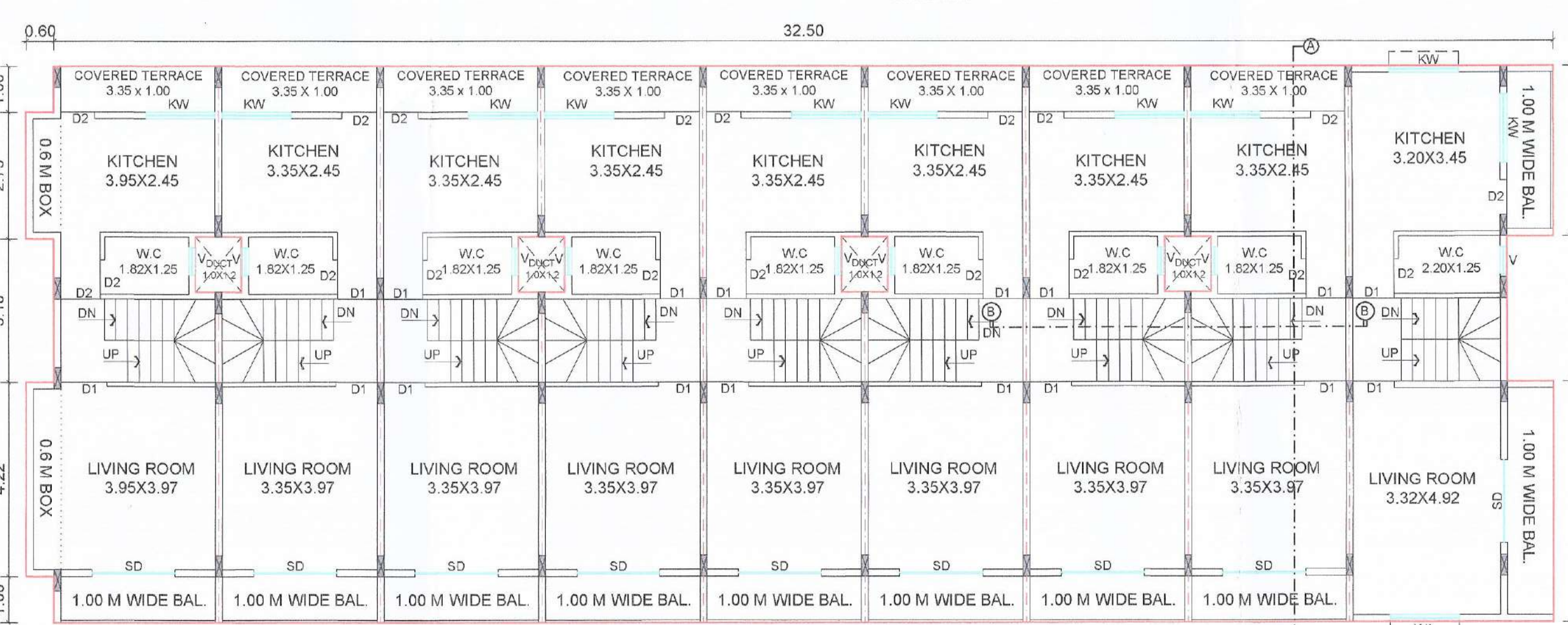
FRONT ELEVATION
SCALE:1:100



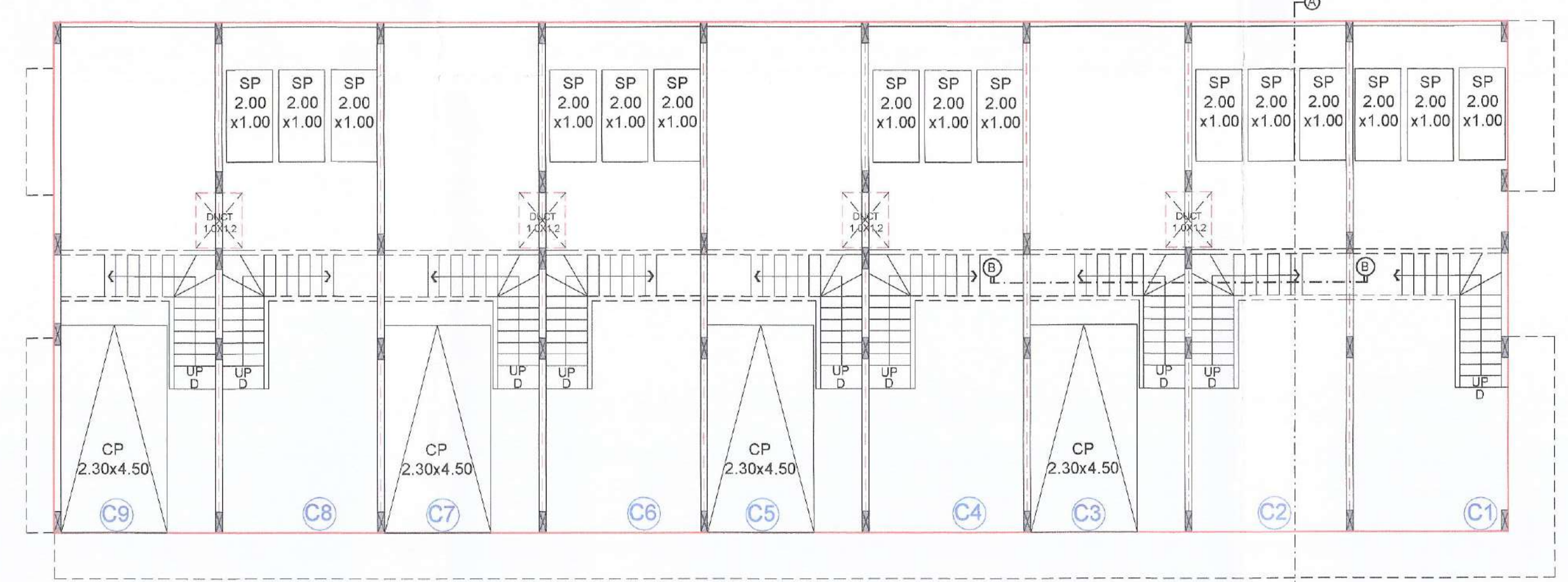
TERRACE FLOOR PLAN
SCALE:1:100



SECOND FLOOR PLAN
SCALE:1:100



FIRST FLOOR PLAN
SCALE:1:100

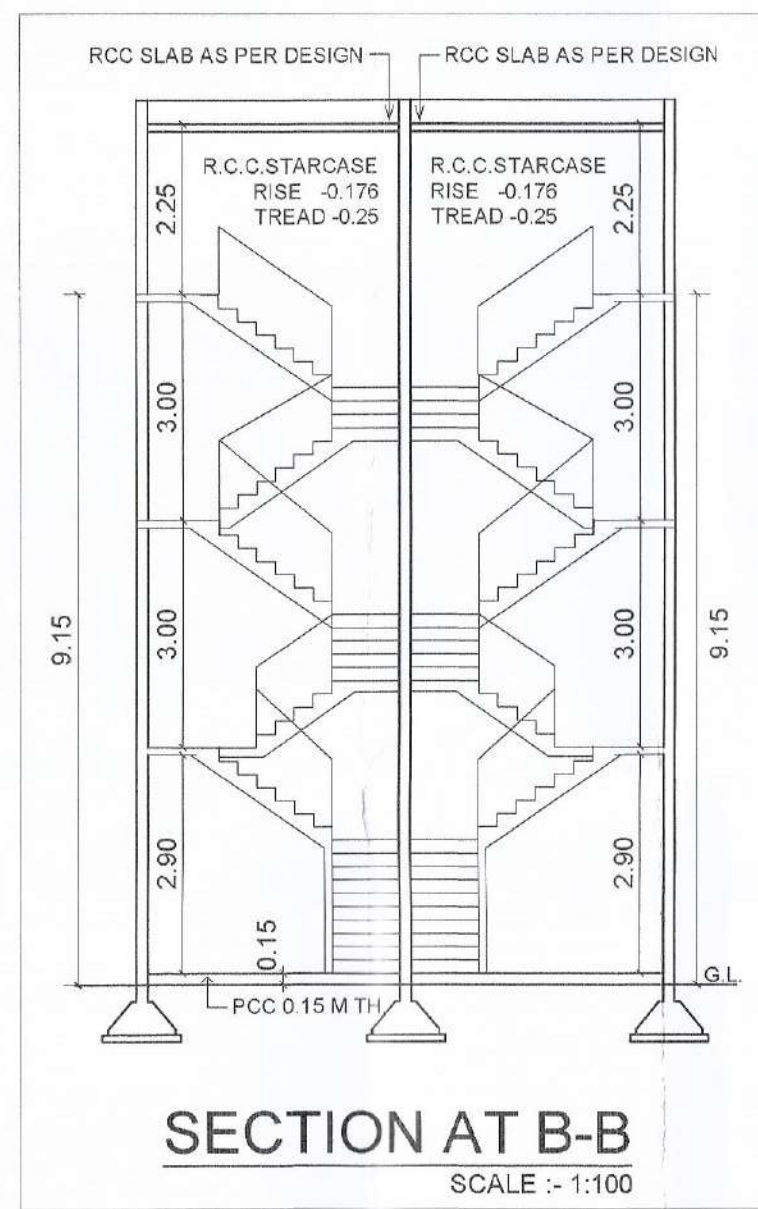


GROUND FLOOR PLAN
SCALE:1:100

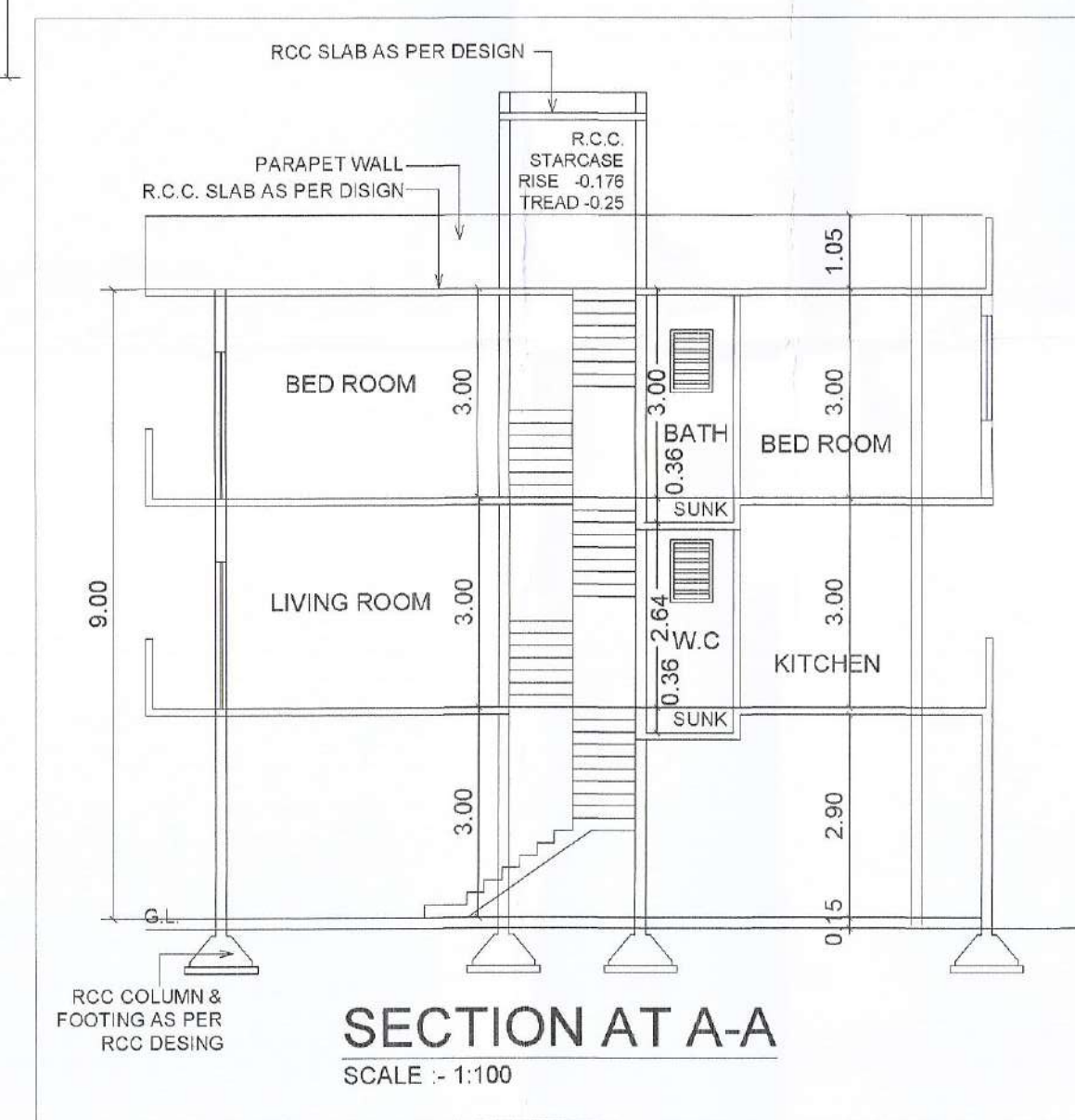
BUILDING - C PLAN

FORM OF STATEMENT 2 [Sr. No. 9 (a)] PROPOSED BUILDING - C	
Floor No.	Total Floor area of Building
(1)	(2)
First Floor	388.50 SQM
Second Floor	388.50 SQM
TOTAL	777.00 SQM

FORM OF STATEMENT 3 [Sr. No. 9 (g)] Area Details of Row House - Building C			
RH No.	Floor No.	Net B/up Area of Unit	Carpet Area of Unit
(1)	(2)	(3)	(4)
C1	G + 2	100.04 SQM	75.32 SQM
C2 TO C8	G + 2	83.29 SQM	70.48 SQM
C9	G + 2	93.34 SQM	70.48 SQM



SECTION AT B-B
SCALE:1:100



SECTION AT A-A
SCALE:1:100

PROFORMA - 1 : AREA STATEMENT	
PROPOSED PLAN FOR RESIDENTIAL + COMMERCIAL BUILDINGS PROJECT: TIRUPATI VASTU-WX, ON PLOT NO.27, AT GUT NO. 152 (Part), VILLAGE-TISGAON, WALUJ CIDCO NAGAR-I, CHH.SAMBHAJINAGAR.	Drawing Sheet No.1/2
Stamp of Approval of Plans:	
AREA STATEMENT	
1. Area of Plot No 27 (Minimum area of a,b,c considered)	
(a) As per ownership document (7/12)	1486.75 SqM
(b) As per mesurment sheet	1486.75 SqM
(c) As per site	1486.75 SqM
2. Deductions for	
(a) Proposed D.P.D. 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 plots (1-2)	1486.75 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))	1486.75 SqM
6. Recreational Open Space (if applicable)	N.A
(a) Required-	0.0 SQM
(b) Proposed-	0.0 SQM
7. Internal Road Area	0.0 SQM
8. Plottable Area (if applicable)	N.A
9. B/up area with reference to Basic F.S.I as per front road width (Sr.no. 5x basic FSI)	1635.42 SQM
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI- based on road width	446.02 SQM
(b) Proposed FSI on payment of premium	446.02 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
(a) [9+10(b)+11(d)] or 12 whichever is applicable	2081.44 SQM
(b) Ancillary Area FSI upto 60% with payment of charges	1238.75 SQM
(c) Total entitlement (a+b)	3320.19 SQM
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	2081.44 SQM
(b) Ancillary Area FSI upto 60% with payment of charges	1238.75 SQM
(c) Total entitlement (a+b)	3320.19 SQM
14. Maximum utilization limit of FSI (building potential) permissible as per road width (i 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)	3320.19 SQM
(c) Total (a + b)	3320.19 SQM
16. F.S.I Consumed (15/05)(Should not be more than serial no.14 above)	2.23
17. Area for inclusive Housing if any,	
(a) Required (20% of sr.no.5)	N.A
(b) Proposed	N.A

Owner's Declaration:
I/We undersigned hereby certify 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 at the work sit.

Owner:
MR. VITTHAL DADA SALE
Signature

ANANASHEB D ZAREKAR Regd No E-7312018 CONSULTING CIVIL ENGR <	
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