

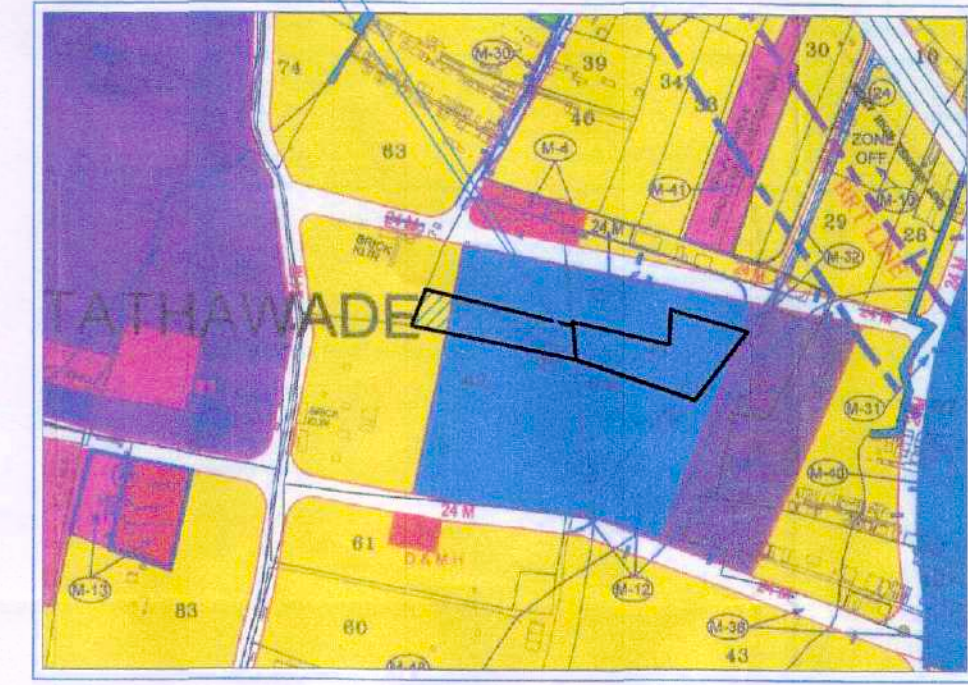
AREA TABLE AFTER AMALGAMATION

PLOT	7/12 EXT.	PR CARD	DEMARCATON	AS PER SITE	PAH	OTHERS	AS PER DWG.	MINIMUM AREA CONSIDERED (M2)
S.NO. 41/2+62/2	16250.00	0.00	16461.03	16461.03	0.00	0.00	16461.04	16250.00
Total	16250.00	0.00	16461.03	16461.03	0.00	0.00	16461.04	16250.00

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				PERM.	PROP.	BALCONY			TERRACE	STAIR	PASSAGE	LIFT	LIFT MC ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL			EXCESS	ENCLOSE	OPEN							
A BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
B BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
C BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
D BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
E BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
F BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
G BUILDING	0.00	2835.89	0.00	0.00	-	422.84	-	422.84	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2835.89
H BUILDING	0.00	2823.23	0.00	0.00	-	419.15	-	419.15	0.00	228.68	255.15	255.15	345.19	11.31	0.00	2823.23
I BUILDING	0.00	4569.34	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4569.34
MHADA BUILDING	0.00	3236.71	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48	3236.71
Total	0.00	30404.55	0.00	0.00	-	4074.35	-	3356.86	0.00	1829.40	2041.20	2041.20	2761.52	90.48	0.00	30404.55

PROPOSED SITE



LOCATION PLAN

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	400	1	200	4	800	4	800
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD. (NOS.)					200		800		800
TOTAL REQD. AREA					2500.00		2400.00		1120.00
TOTAL PROP. AREA							6020.00		

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 to 80	2	50	1	25	5	125	0	0
Visitor Parking 5%		0	0	0	2	0	7	0	0
TOTAL REQD. (NOS.)					27		132		0
TOTAL REQD. AREA					337.50		396.00		0.00
TOTAL PROP. AREA							733.50		

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	30 to 40	2	24	1	12	2	24	0	0
Residential	40 to 80	2	24	1	12	5	60	0	0
Visitor Parking 5%		0	0	0	1	0	04	0	0
TOTAL REQD. (NOS.)					25		88		0
TOTAL REQD. AREA					312.50		264.00		0.00
TOTAL PROP. AREA							576.50		

A AREA STATEMENTS

Sl. No.	Area of Plot (Minimum area of a, b, c to be considered)	SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	16250.00
(a)	As per ownership document (7/12, CTS extract)	16250.00
(b)	As per measurement sheet	16461.04
(c)	As per site	16461.04
02	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	1583.97
(b)	Any D.P. Reservation area (NON CONFORMING RESERVATION & BRT AREA)	0.00
Total (a + b)		1583.97
03	Balance Area of the plot (01-02)	14666.03
04	Amenity space	
(a)	Required - 10% (1 to 8)	0.00
(b)	Adjustment of 20% if any:	0.00
(c)	Balance Proposed:	0.00
05	Net Plot Area (3-4(c))	14666.03
06	Recreational Open Space (If applicable)	
(a)	Required	1466.65
(b)	Proposed	1466.91
07	Internal Road area	170.85
08	Balance Plot Area	14666.03
09	Built up area with reference to Basic FSI as per front road width (S.No. 6 x 1.10)	15132.63
10	Addition of FSI on Payment of Premium	0.00
(a)	Maximum permissible premium FSI - based on road width	7233.01
(b)	Proposed FSI on Payment of Premium	0.00
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. Road	1583.97
(b)	In-situ area against Amenity Space	0.00
(c)	TDR area	9587.34
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	11171.31
12	Total FSI area (09-10(b)+11(d))	27303.94
13	Total entitlement of FSI in the proposal	
(a)	Utilized Built-up Area (A to H Bldg)	22596.59
(b)	Balance Built-up Area (12 - 13a)	4705.44
(c)	Ancillary Area FSI upto 60% with payment of charges (4705.44 x 60% = 2823.23)	0.00
(d)	Total entitlement (a+b+c)	27303.94
14	Maximum utilization limit of FSI (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) (12+13g)	27303.94
15	Existing Built-up Area / as per Old rule	
(a)	Completed	0.00
(i)	Residential (A to H Bldg)	22596.59
(ii)	Commercial	0.00
(b)	Proposed Built-up Area (as per 'P' Line)	
(i)	Residential (I - Bldg)	4569.34
(ii)	Commercial	0.00
(c)	Total (a+b)	27603.94
16	F.S.I. Consumed (15/13) (should not be more than Serial No. 14 above)	0.99
17	Area for inclusive Housing, if any:	
(a)	Required (20% of S.No. 8)	3226.53
(b)	Proposed	3226.53

SPECIFICATIONS

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND

LEGEND	SIGN OF ARCHITECT
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME:

M/s. Rising Associate Partnership Firm through Partner

MR. Vineet Krishnakumar Goyal

PROJECT:

SURVEY NO: 41/2 & 62/2

PLOT NO: CTS NO: 41/2

DESCRIPTION: REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT: Hrishikesh Kulkarni

CA / 1994 / 9466

CA / 2002 / 29235

JOB NO. 1712

DRG. NO. 232B

SCALE 1:100

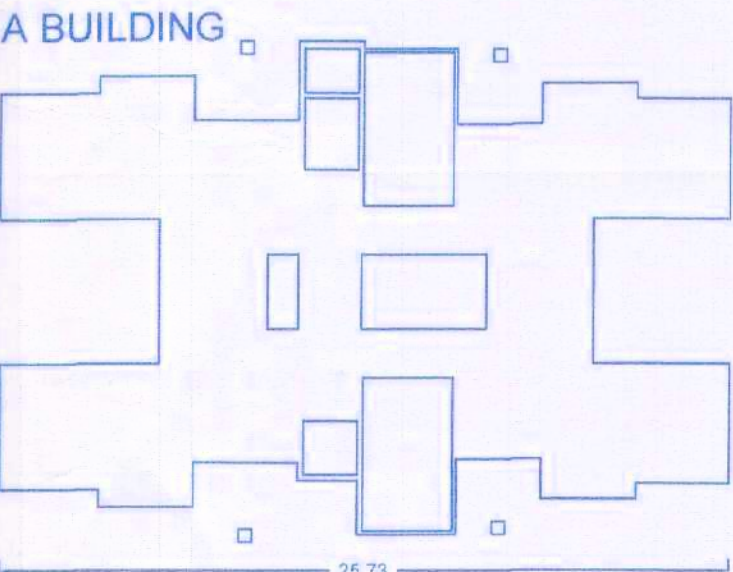
DRAWN BY Prashant

CHECKED BY Amit S.

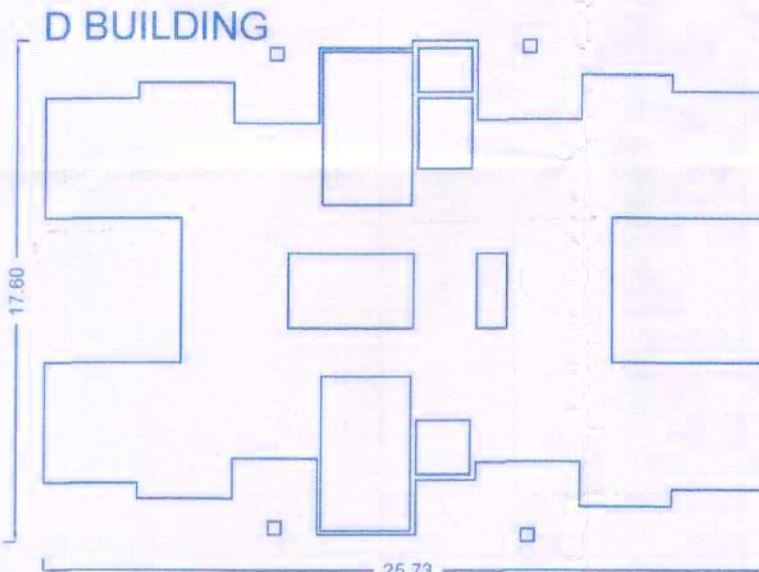
INWARD NO. 09/11/19

DATE 07 Sep 2021

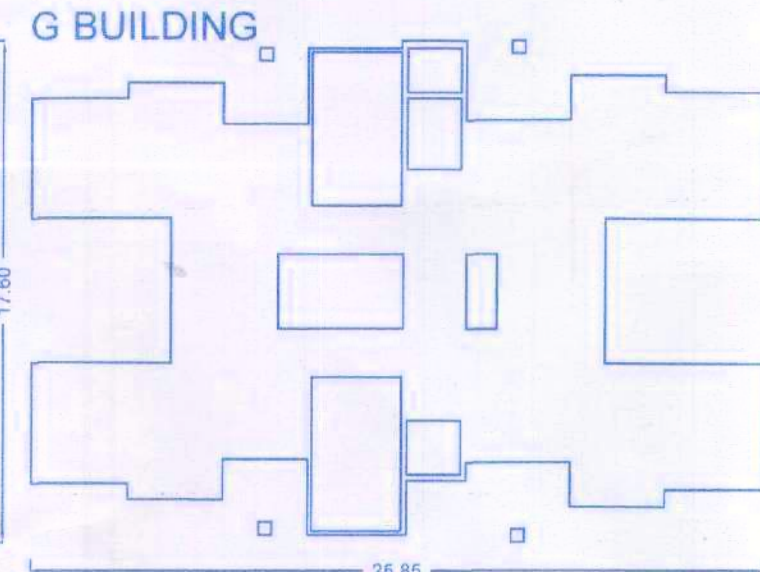
KEY NO. SHEET NO. 1/40



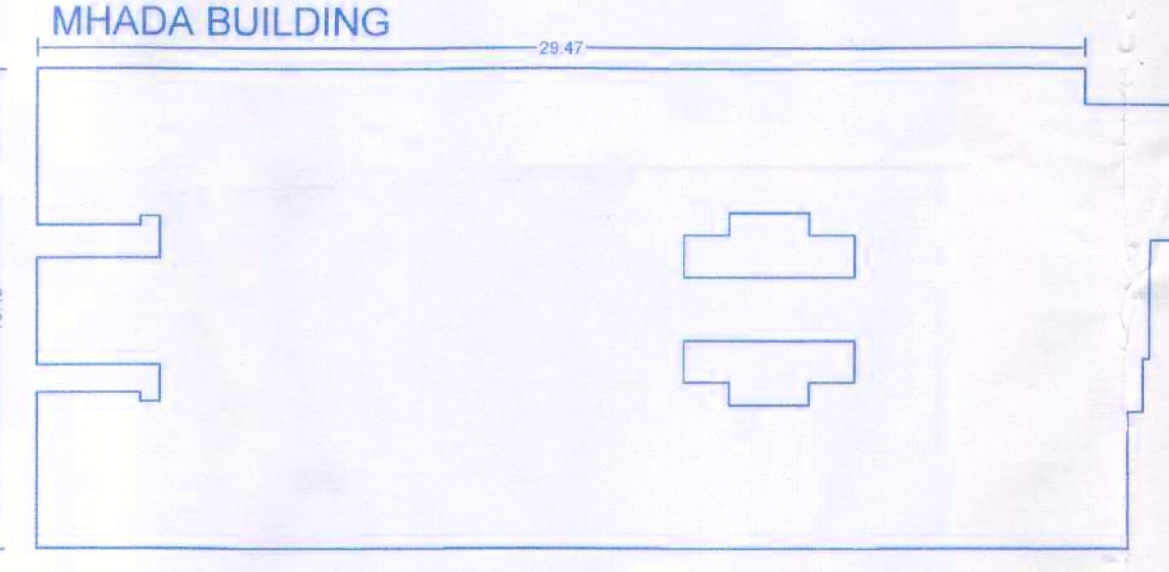
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Coverage	252.28



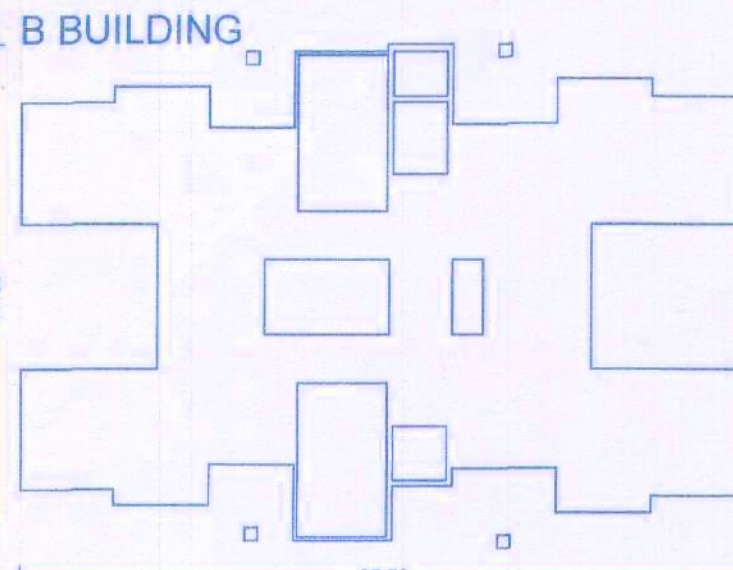
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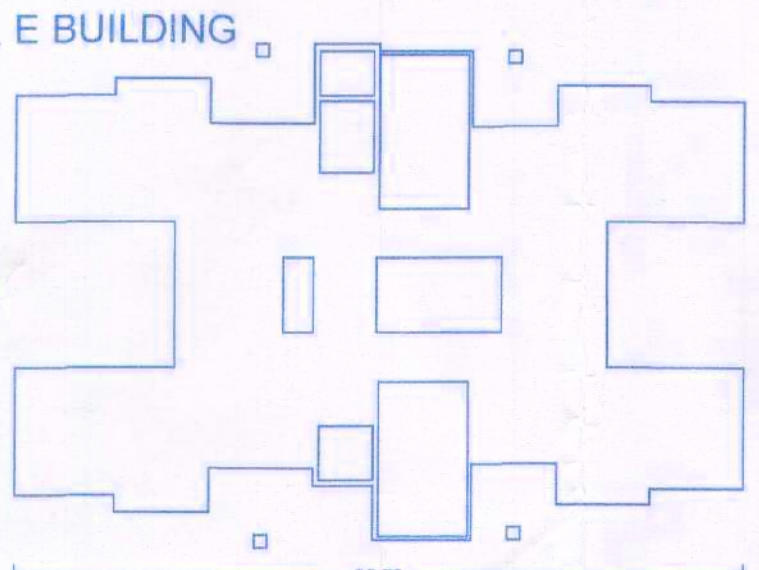
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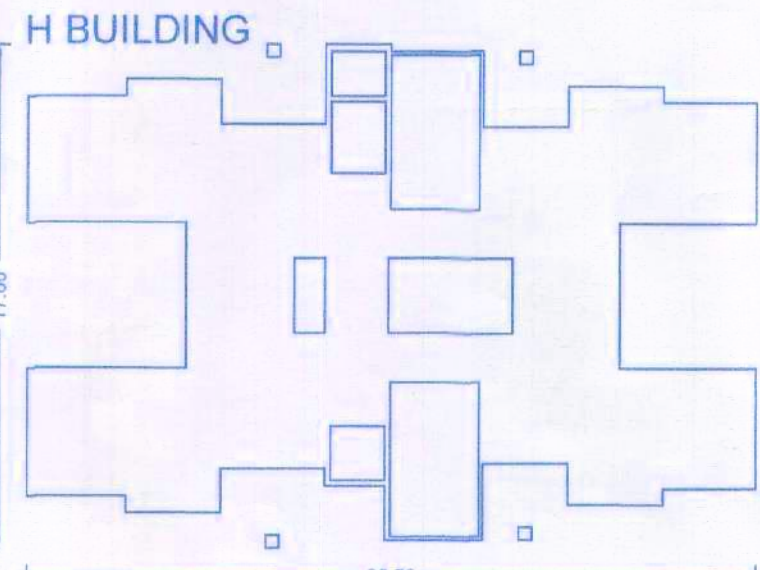
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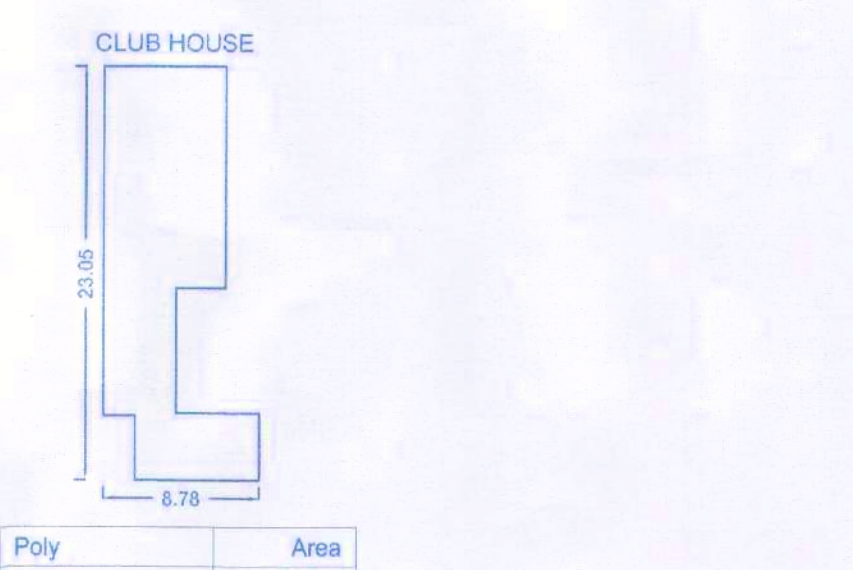
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Coverage	252.28



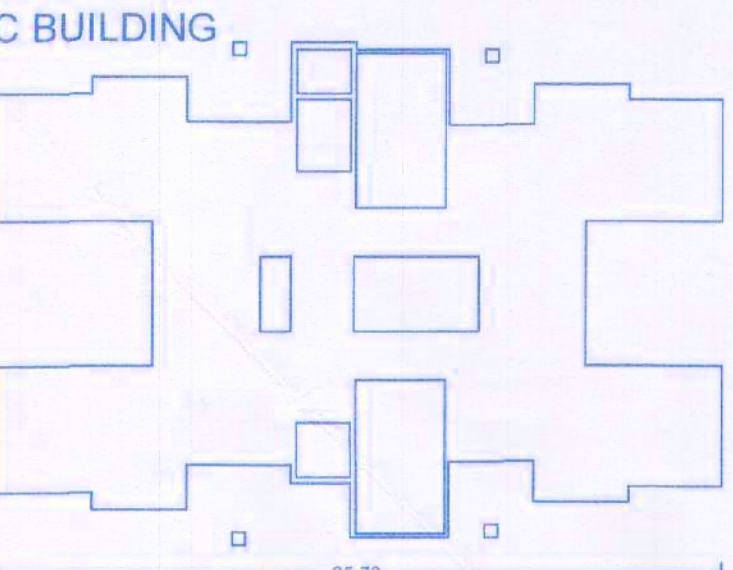
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Coverage	252.28



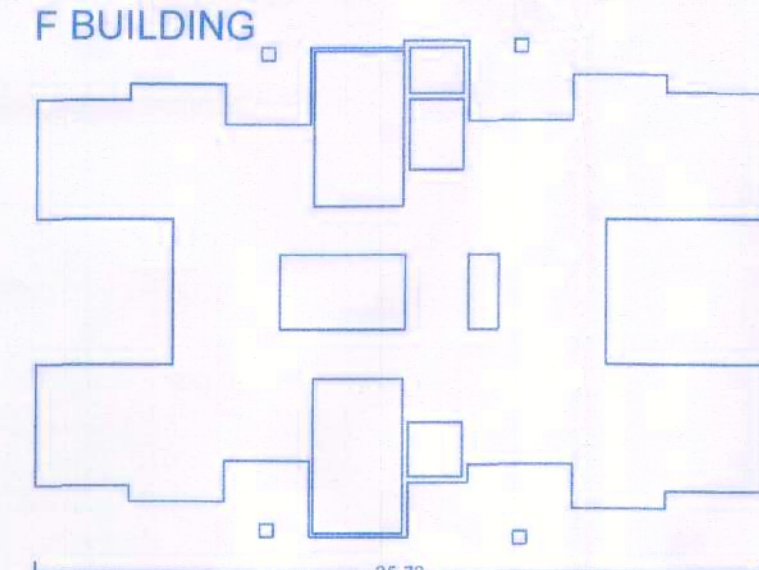
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Coverage	252.28



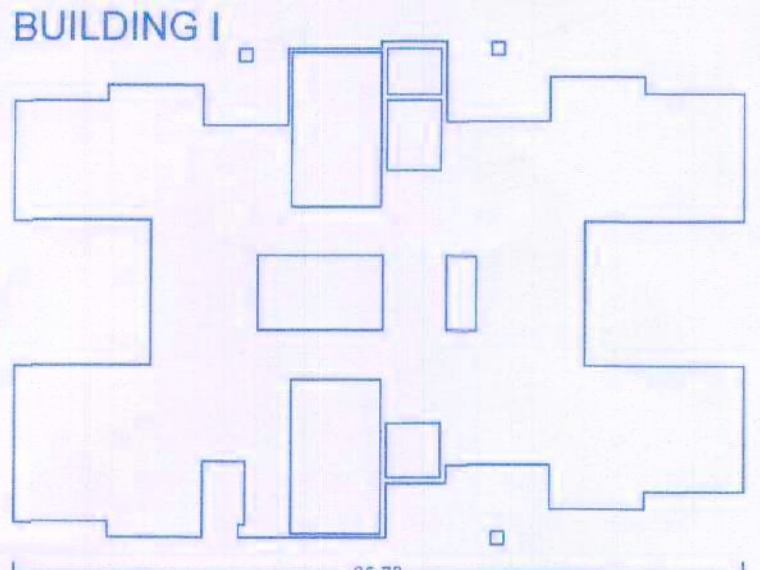
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Coverage	139.92



Poly	Area
Coverage	252.28



Poly	Area
Coverage	252.28



Poly	Area
Coverage	264.32

WATER REQUIREMENT

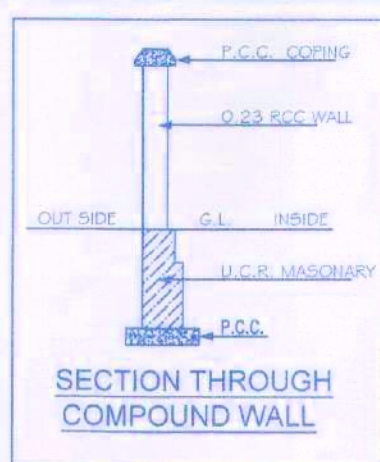
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	336150.00	
OHWT	190000.00	
FIRE REQUIREMENT	526150.00	1081871.14
UGWT	504225.00	
FIRE REQUIREMENT	450000.00	
TOTAL	954225.00	1483600.48

COVERAGE DETAILS

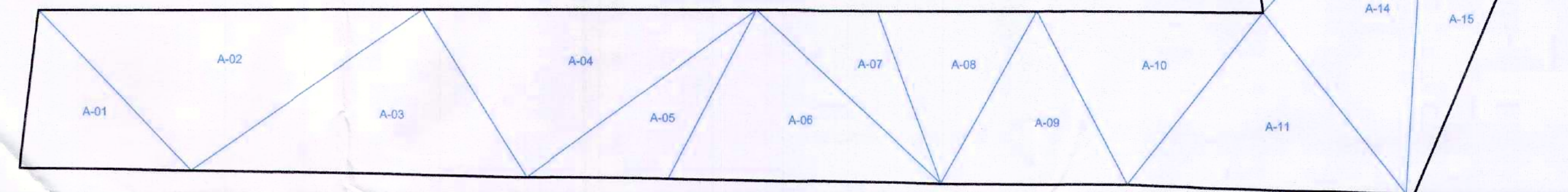
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	4594.69	2885.27	0.00
2625.54			

MAHADA AREA STATEMENT

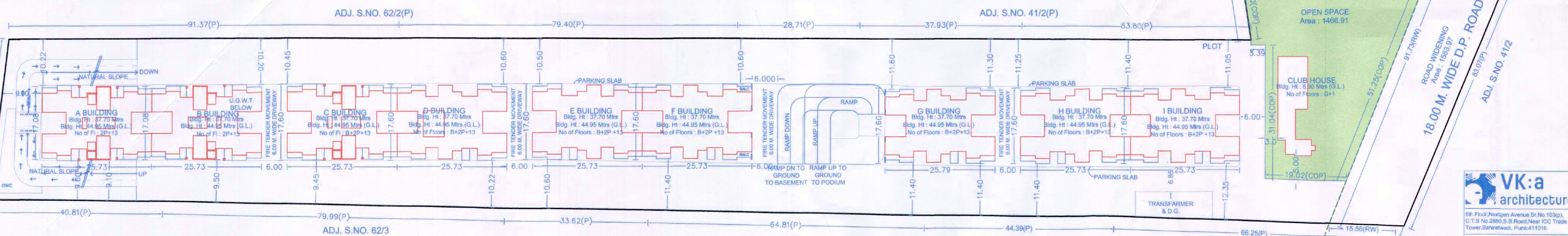
MIN. REQ. AREA	3226.53
PROP. AREA	3236.71
PERM. BALC. AREA	485.50
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	48



Triangulation (Scale - 1:1000)



LAYOUT PLAN (Scale - 1:500)



98, Plot No. 10/10, A. S. No. 10/10, C. T. S. No. 2850, S. B. Road, Near ICC Trade Tower, Behrampur, Pune-411016.

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