

F.S.I. STATEMENT IN SQ.M.

(WING A, WING B, WING C, WING D)

FLOOR	F.S.I. AREA	AREA AS PER P-LINE (INCLUDING ANCILLARY)	LIFT AREA	STAIRCASE AREA	ENCLOSE BALCONY	OPEN BALCONY
LOWER GROUND						
UPPER GROUND						
PODIUM 01						
PODIUM 02						
PODIUM 03						
4TH(MHADA/RESI)	649.73	1039.57	61.92	151.80	54.56	70.85
5TH(MHADA/RESI)	1192.23	1907.56		151.80	60.86	142.34
6TH(MHADA/RESI)	1387.63	2220.20		151.80	60.86	166.65
7TH(REFUGE)	1387.63	2220.20		151.80	60.86	166.65
8TH	1605.01	2568.02		151.80	76.29	190.19
9TH	1605.01	2568.02		151.80	76.29	190.19
10TH	1605.01	2568.02		151.80	76.29	190.19
11TH	1605.01	2568.02		151.80	76.29	190.19
12TH	1605.01	2568.02		151.80	76.29	190.19
13TH(REFUGE)	1605.01	2568.02		151.80	76.29	190.19
14TH	1605.01	2568.02		151.80	76.29	190.19
15TH	1605.01	2568.02		151.80	76.29	190.19
16TH	1605.01	2568.02		151.80	76.29	190.19
17TH	1618.38	2589.40		151.80	77.14	190.19
18TH	1618.38	2589.40		151.80	77.14	190.19
19TH(REFUGE)	1618.38	2589.40		151.80	77.14	190.19
20TH	1618.38	2589.40		151.80	77.14	190.19
21ST	1618.38	2589.40		151.80	77.14	190.19
22ND	1618.38	2589.40		151.80	77.14	190.19
23RD	909.38	1455.00		151.80	74.04	104.00
TOTAL	29681.94	47491.11	61.92	3795.00	1460.63	3503.34

BASIC	PAID	TDR	GRIHA	ANCILLARY RESIDENTIAL	TOTAL	PROPOSED
8033.83X1.10 = 8837.21	12258.30X0.5 = 6129.15	12258.30X1.15 = 14097.05	8837.21X0.07 = 618.60	29682.01X0.60 = 17809.21	29682.01+17809.21 = 47491.22	47491.11
TOTAL=29682.01 SQ.M.						

F.S.I. STATEMENT OF INDIVIDUAL BUILDING

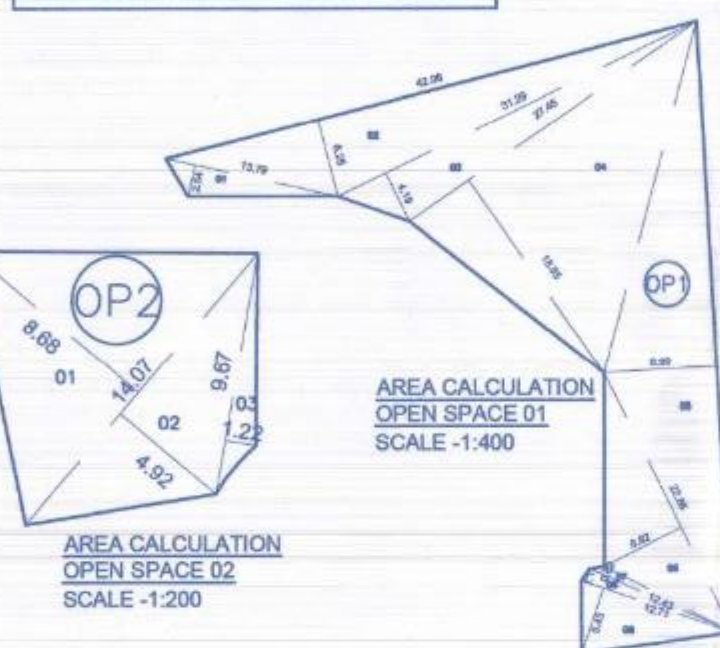
BUILDINGS	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	17TH	18TH	19TH	20TH	21ST	22ND	23RD	TOTAL AREA
WING A	-	-	-	-	-	-	-	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81	347.81
WING B	-	-	-	-	-	-	-	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08	501.08
WING C	-	-	-	-	-	-	-	538.48	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43	792.43
WING D	-	-	-	-	-	-	-	614.04	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68	926.68
MHADA	-	-	-	-	-	-	-	161.40	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29
TOTAL	-	-	-	-	-	-	-	161.40	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29	321.29

BUILDINGS	TENEMENT STATEMENT	FLAT AREA 40 TO 80 SQ.M.	FLAT AREA 80 TO 150 SQ.M.	FLAT AREA ABOVE 150 SQ.M.	TOTAL
WING A	64 ten.	-	-	-	64 ten.
WING B	80 ten.	-	-	-	80 ten.
WING C	36 ten.	99 ten.	-	-	135 ten.
WING D	122 ten.	36 ten.	-	-	158 ten.
MHADA	22 ten.	-	-	-	22 ten.
TOTAL	244 ten.	215 ten.	-	-	459 ten.

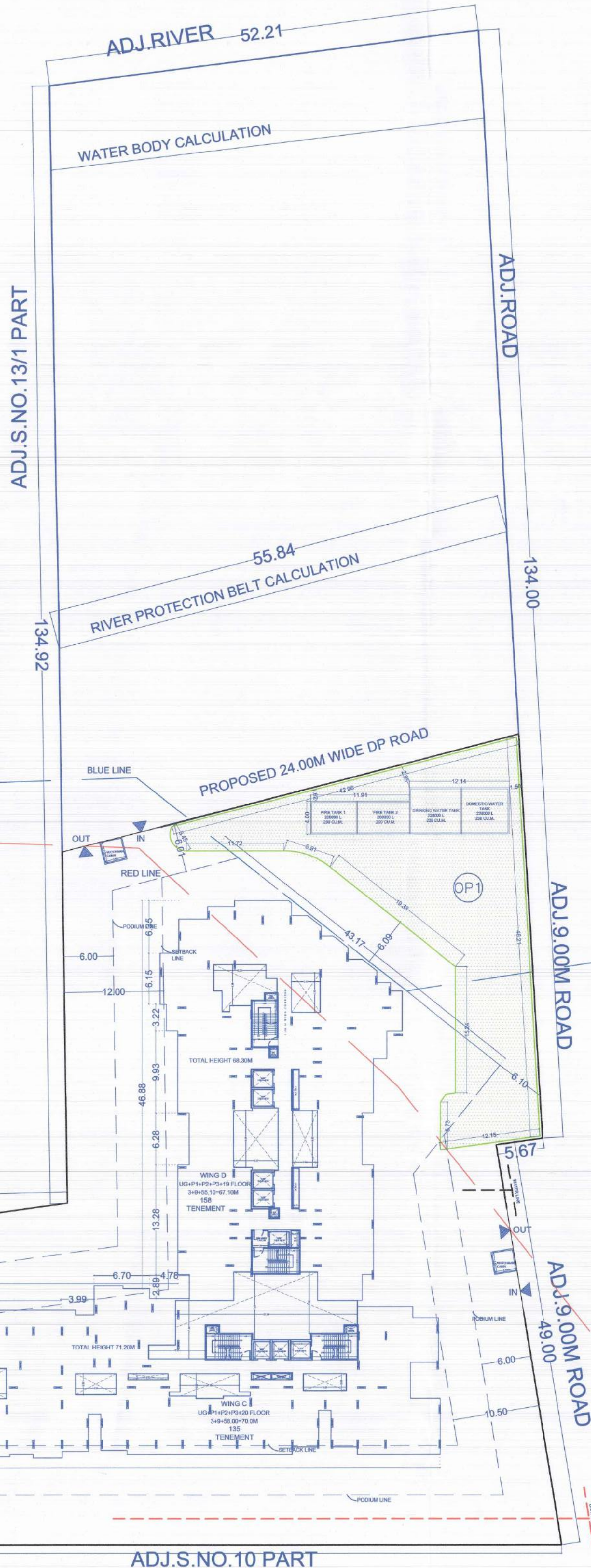
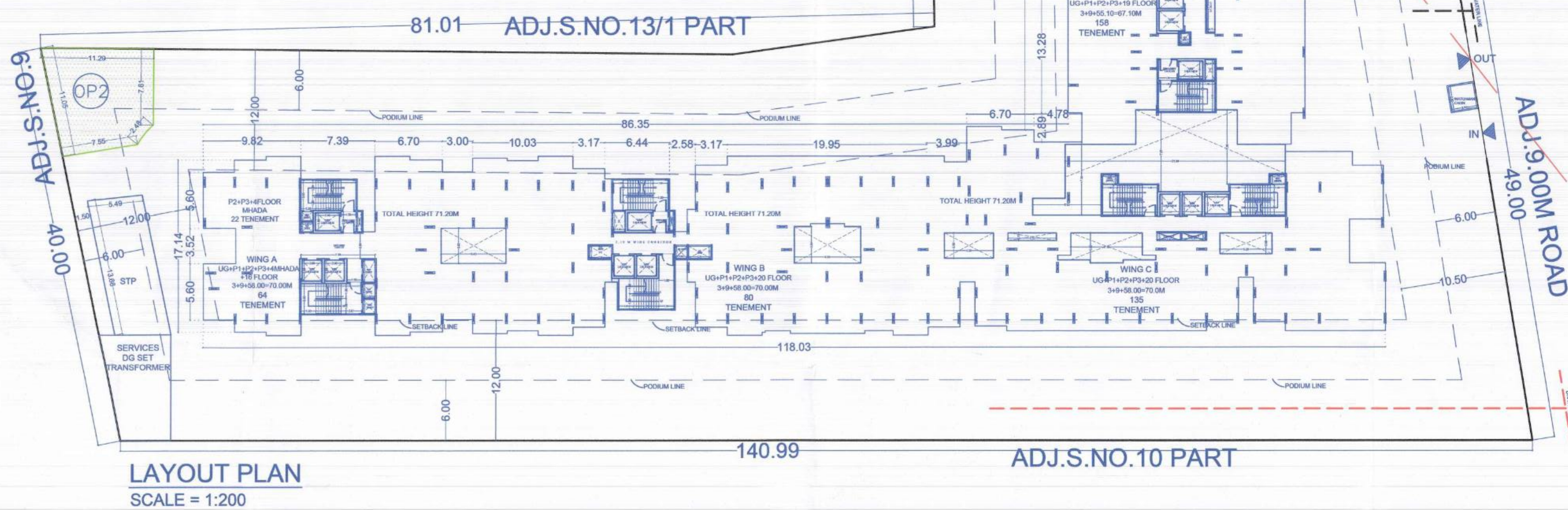
ITEM	AREA
1 BUILT UP AREA	47491.11
2 NON - FSI AREA	29812.58
TOTAL	77303.69

ITEM	AREA
1 LOWER GROUND	6181.54
2 UPPER GROUND	5155.22
3 PODIUM-1	4769.37
4 PODIUM-2	4386.37
5 PODIUM-3	4251.45
6 REFUGE AREA	325.32
7 4TH FLOOR OPEN SPACE	1500.00
8 TRANSFORMER	70.00
9 STP	75.00
10 UGWT	125.00
11 OHWT	120.00
12 MHADA AREA	1767.85
13 24TH FLOOR FORMED TERRACE	1085.46
TOTAL	29812.58

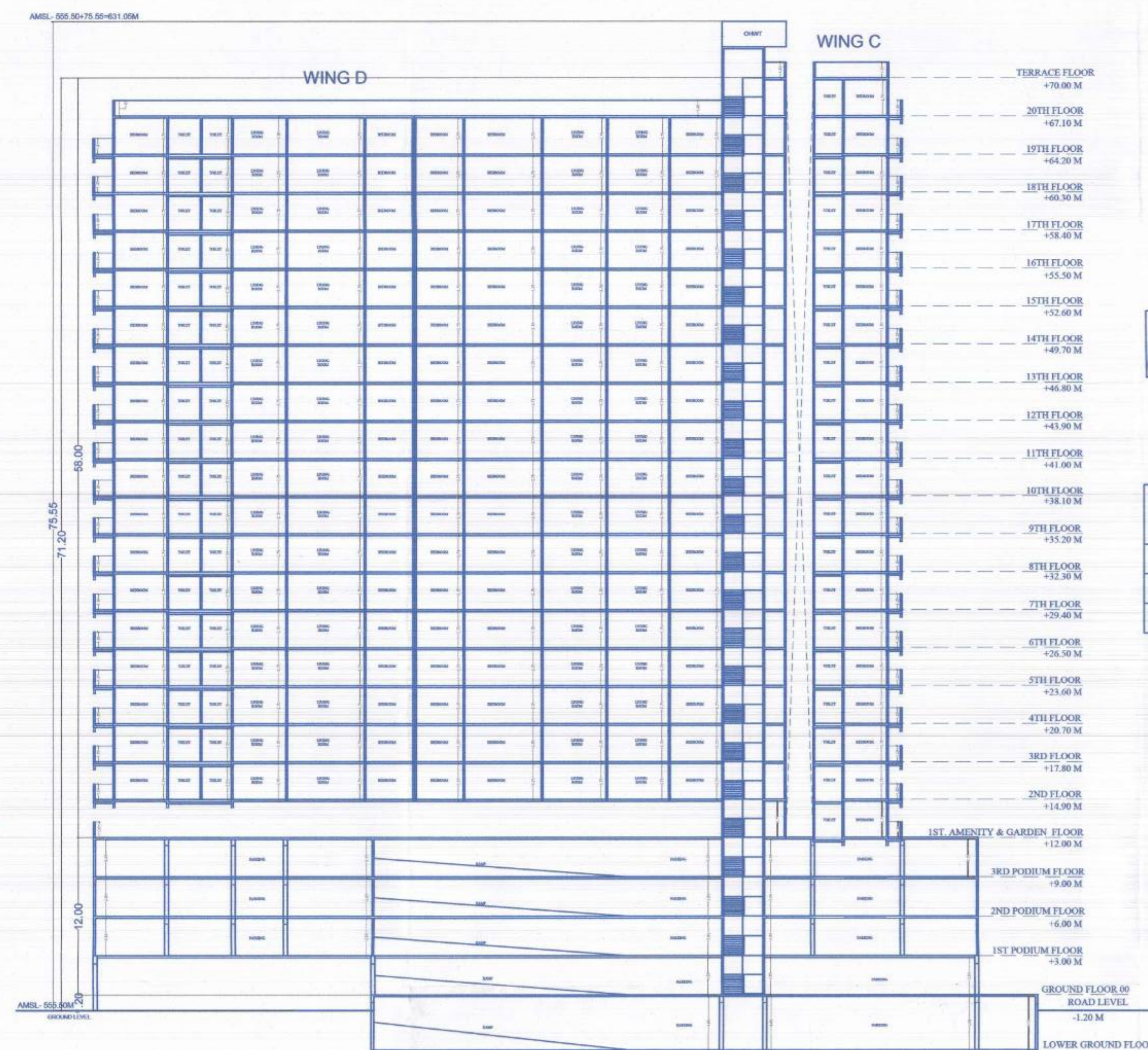
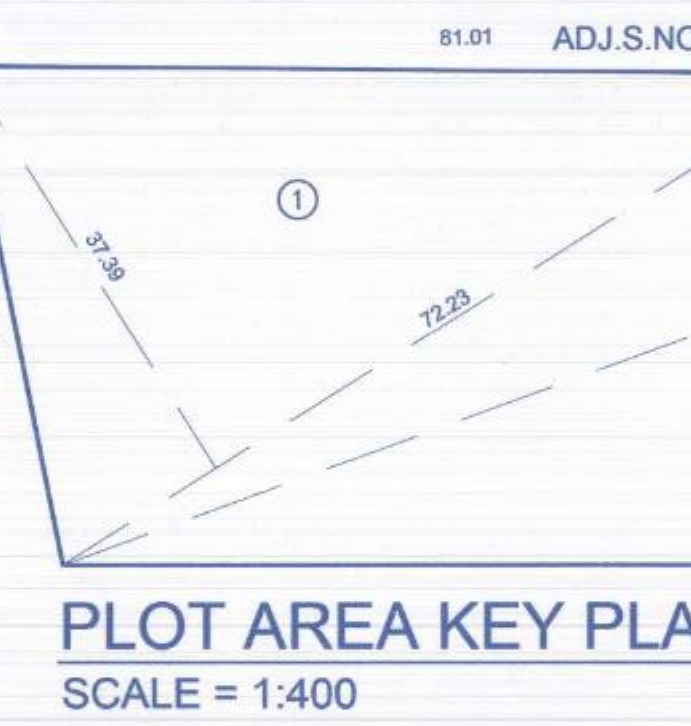
PARKING STATEMENT FOR PROPOSED RESIDENTIAL BUILDING	CAR	SCOOTER
222 TENEMENTS	01	05
CARPET 40 TO 80 SQ.M.	01	05
1 TENEMENTS	01	05
CARPET 80 TO 150 SQ.M.	01	05
222 TENEMENTS	111	555
215 TENEMENTS	215	645
22 TENEMENTS (MHADA)	11	55
CARPET 40 TO 80 SQ.M.	11	55
TOTAL PARKING	337	1225
VISITORS PARKING 5%	17	83
TOTAL PARKING REQ.	354	1318
PROVIDED PARKING	354	1318



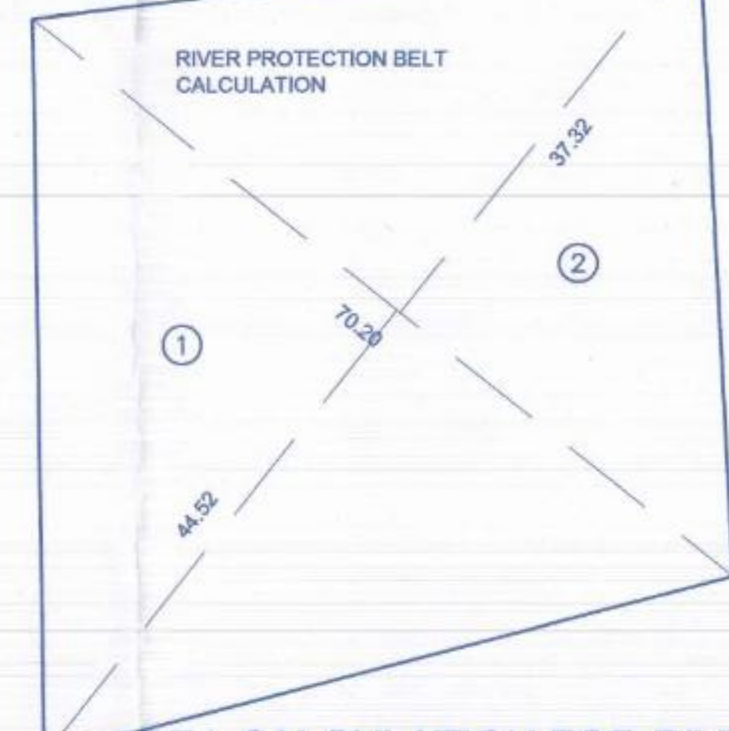
OPEN SPACE AREA CALCULATION (BY TRIANGULATION)	OPEN SPACE 01	OPEN SPACE 02
1) 13.76 X 2.54 X 0.50 =	17.47 SQ.M.	14.07 X 8.68 X 0.50 = 61.06 SQ.M.
2) 42.96 X 6.25 X 0.50 =	134.25 SQ.M.	14.07 X 4.92 X 0.50 = 34.81 SQ.M.
3) 31.28 X 4.19 X 0.50 =	65.55 SQ.M.	9.67 X 1.22 X 0.50 = 5.89 SQ.M.
4) 27.45 X 19.55 X 0.50 =	264.59 SQ.M.	TOTAL = 101.56 SQ.M.
5) 48.21 X 8.99 X 0.50 =	216.70 SQ.M.	
6) 22.86 X 6.82 X 0.50 =	77.95 SQ.M.	
7) 12.43 X 0.62 X 0.50 =	3.85 SQ.M.	
8) 12.71 X 1.11 X 0.50 =	7.05 SQ.M.	
9) 12.71 X 5.43 X 0.50 =	34.50 SQ.M.	
TOTAL =	811.91 SQ.M.	TOTAL = 913.47 SQ.M.



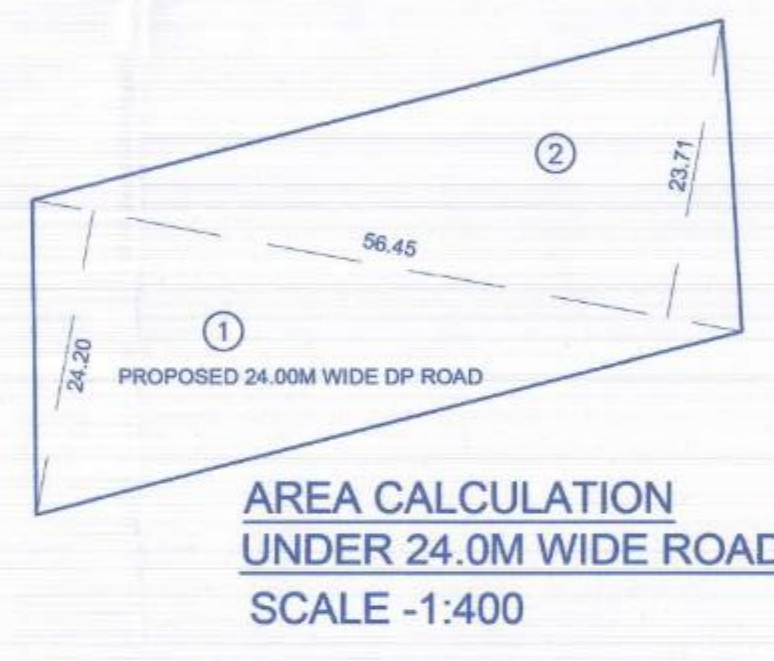
PLOT AREA CALCULATION BY TRIANGULATION METHOD S.NO. 10 & S.NO. 13/1A/2	1	2	3	4	5	TOTAL
1 72.23 X 37.39 X 0.50 =	1350.34					
2 141.63 X 15.32 X 0.50 =	1084.89					
3 141.63 X 48.15 X 0.50 =	3409.74					
4 140.27 X 55.34 X 0.50 =	3881.27					
5 140.27 X 49.75 X 0.50 =	3489.22					
TOTAL =	13215.46					



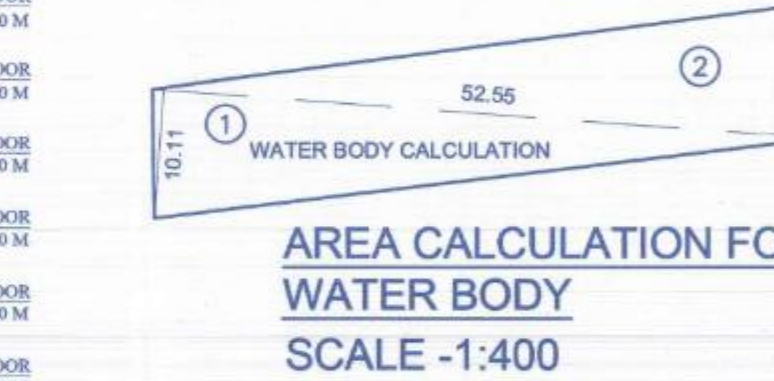
SECTION AA
SCALE = 1:200



AREA CALCULATION FOR RIVER PROTECTION BELT SCALE - 1:400	1	2	TOTAL
1 70.20 X 44.52 X 0.50 =	1562.65		
2 70.20 X 37.32 X 0.50 =	1309.93		
TOTAL =	2872.58		



AREA CALCULATION BY TRIANGULATION METHOD S.NO. 13/1A/2 PROPOSED 24 M WIDE DP ROAD SCALE - 1:400	1	2	TOTAL
1 56.45 X 24.20 X 0.50 =	683.05		
2 56.45 X 23.71 X 0.50 =	669.21		
TOTAL =	1352.26		



AREA CALCULATION BY TRIANGULATION METHOD S.NO. 13/1A/2 WATER BODY SCALE - 1:400	1	2	TOTAL
1 52.55 X 10.11 X 0.50 =	265.64		
2 52.55 X 10.51 X 0.50 =	276.15		
TOTAL =	541.79		

STAMP OF APPROVAL

आपका योजना कार्यालय
महानगरपालिका, काठमाडौं
दिनांक 30/06/2022

For the purpose of proper planning of the water & drainage system and other services for the management of the water resources, the project is approved for the management of the water resources.

AREA STATEMENT

1	AREA OF PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	SQ.M.
1	AS PER OWNERSHIP DOCUMENT/112, CTS EXTRACT	12800.00
2	AS PER MEASUREMENT SHEET	12815.46
3	CLASS PER SITE	12815.46
4	DEDUCTIONS FOR:	
5	(A) AREA UNDER 24.00M WIDE ROAD	1352.15
6	(B) RIVER PROTECTION BELT	2872.58
7	(C) WATER BODY	541.79
8	TOTAL DEDUCTIONS	4766.52
9	RECREATIONAL OPEN SPACE - 10% OF 8033.83 (REQUIRED)	803.38
10	RECREATIONAL OPEN SPACE (PROVIDED)	913.47
11	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	47491.11
12	AS PER FRONT ROAD WIDTH (SR.NO. 3 X 1.1) 8033.83 X 1.1 = 8837.21	8837.21
13	ADDITION OF AREA FOR F.S.I.	17809.21
14	(A) AREA UNDER 24.00M WIDE DP ROAD (1352.15 X 2704.30)	3674.30
15	(B) RIVER PROTECTION BELT (2872.58 X 2704.30)	7772.32
16	(C) INCENTIVE ON TENANT FSI (SR.NO. 3 X 0.5)	1352.26
17	(D) PERMISSIBLE PREMIUM F.S.I. (12800.00 X 0.5 X 0.5)	1600.00
18	(E) TDR (12800.00 X 1.15 = 14720.00)	14720.00
19	(F) GRIHA (SR.NO. 4 X 0.07) 8837.21 X 0.07 = 618.60	618.60
20	(G) GRIHA (SR.NO. 4 X 0.07) 8837.21 X 0.07 = 618.60	618.60
21	(TOTAL E+F+G)	3094.80
22	PERMISSIBLE AREA (SR.NO. 4 X 0.5)	29812.58
23	PERMISSIBLE ANCHILARY AREA AS PER USE 60% OF 8	17809.21
24	PROPOSED ANCHILARY AREA AS PER USE 60% OF 8	17809.21
25	TOTAL PERMISSIBLE AREA (SR.NO. 4 X 0.5)	47491.11
26	TOTAL PROPOSED BUILT-UP AREA	47491.11
27	TOTAL TENEMENT	459
28	A PERMISSIBLE MHADA / EWS AREA (SR.NO. 4 X 0.5)	1767.85

PARKING STATEMENT	REQUIRED	PROVIDED
CARS	354	354
SCOOTERS	1318	1318

BRIEF SPECIFICATIONS	FOUNDATION UPON HARD STRATA
RCC FRAMED STRUCTURE	EXT. WALLS - 150mm THK (BRICK/CLC) INT. WALLS - 150/100 mm THK (BRICK)
EXT. PLASTER - SAND FACED	INT. PLASTER - NEERU FINISHED
M.S. WINDOWS WITH GLASS SHUTTERS T.W. DOORS / FLUSH DOORS	GLAZED TIE DADO UP TO FULL HT. FOR TOILET, BATH, WC.
SCHEDULE OF OPENINGS	

DOORS	WINDOWS
D1 = 1.0 X 2.10	D2 = 2.00 X 1.50
D2 = 0.90 X 2.40	D3 = 0.75 X 1.50
D3 = 0.75 X 2.40	D4 = 0.75 X 1.50

CERTIFICATE OF AREA
I hereby certify that the area of the plot is as stated in the document of ownership / T.P. scheme record / LAND RECORDS DEPT. / CITY SURVEY RECORDS.

OWNERS DECLARATION
I hereby declare that the area of the plot is as stated in the document of ownership / T.P. scheme record / LAND RECORDS DEPT. / CITY SURVEY RECORDS.

PROPOSED RESIDENTIAL BUILDING, S.NO. 13/1A/2 & 10 VADGANG BUDURK, PUNE.

ARCHITECT'S SIGN
RANJANA PROPERTIES THROUGH VISHAL JAIN AND OTHERS OWNER / P.A.H. SIGN.

GROUP CONSULTANTS
MOTI RESIDENTS, 2ND FLOOR, 702, BANGHAR PETH, NEAR JIJAMATA BAUG, PUNE-411002
CELL: 9822443322

SCALE
1:200

DATE
30.06.2022

DRAWN BY
NEHA

CHECK BY
SACHIN

JOB NO
W-1019