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

WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA (Regular)	NET B/UP AREA (MHADA)	TOTAL B/UP AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Avg. Gr. M.	TENE. NO.
A	Basement + GR. + Podium Parking + 13 Floors	0.00	8148.87	857.14	9005.21	4.75	4.75	41.95M	128
B	Basement + GR. + Podium Parking + 13 Floors	0.00	9005.21	0.00	9005.21	4.75	4.75	41.95M	128
TOTAL		0.00	17153.28	857.14	18010.42	9.50	9.50		256

F.S.I. + NON F.S.I. TABLE (IN SQ.M.)

		NON F.S.I.	F.S.I.
1	F.S.I.		
a	F.A.R. PROPOSED 'P' LINE AREA		17,153.28
	TOTAL F.A.R PROPOSED		17,153.28
2	NON F.S.I. AREA		
a	PROPOSED LIFT + FIRE LIFT AREA	19.00	
b	PROPOSED REFUGE AREA	120.04	
c	PROPOSED Inclusive Housing	857.14	
d	PROPOSED LIFT + FIRE LIFT AREA (Inclusive Housing)	--	
e	PROPOSED O.H.T. AREA	70.44	
f	PODIUM	1996.90	
g	COVERED PARKING	1996.90	
h	TOP TERRACE AREA	1407.10	
i	U.G. TANK AREA	131.00	
j	S.T.P. AREA	80.87	
k	OWC AREA	43.00	
l	CLUB HOUSE	65.00	
m	TRANSFORMER & DG SET	40.00	
	TOTAL NON F.S.I.	6827.39	17,153.28
3	TOTAL F.S.I. + NON F.S.I.	23,980.67	

PARKING STATEMENT :-

	REQUIRED		PROVIDED	
BUILT-TUP AREA	CAR	SCOOTER	CAR	SCOOTER
TENEMENT HAVING CARPET AREA FOR 30-40 SQ.M. (PROPOSED 128 TENEMENTS)	01 (FOR 2 TENEMENT)	02		
TENEMENT HAVING CARPET AREA FOR 40-80 SQ.M. (PROPOSED 128 TENEMENTS)	01 (FOR 2 TENEMENT)	05		
TOTAL PARKING	128 NOS.	448 NOS.	192NOS.	472 NOS.
VISITOR PARKING 5%	07 NOS.	23 NOS.		
TOTAL PARKING	135 NOS.	471 NOS.	192 X 12.50	472 X 2.00
	1687.50	942.00	2400.00	944.00
TOTAL PARKING AREA	=2629.50 SQ.M.		=3344.00 SQ.M.	

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - A. (UDCPR)

FLOOR	BUILT UP RESI.	TENTS. NO.	LIFT FIRE	LIFT REQ.
FIRST	697.27	10	4.75 sq.m	4.75 sq.m
SECOND	00	0		
THIRD	537.40	7		
FOURTH	697.27	10		
FIFTH	697.27	10		
SIXTH	697.27	10		
SEVENTH	667.62	09		
EIGHTH	697.27	10		
NINTH	697.27	10		
TENTH	697.27	10		
ELEVENTH	697.27	10		
TWELFTH	667.62	09		
THIRTEENTH	697.27	10		
TOTAL	8148.07	115		

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - B. (UDCPR)

FLOOR	BUILT UP RESI.	TENTS. NO.	LIFT FIRE	LIFT REQ.
FIRST	697.27	10	4.75 sq.m	4.75 sq.m
SECOND	697.27	10		
THIRD	697.27	10		
FOURTH	697.27	10		
FIFTH	697.27	10		
SIXTH	697.27	10		
SEVENTH	667.62	09		
EIGHTH	697.27	10		
NINTH	697.27	10		
TENTH	697.27	10		
ELEVENTH	697.27	10		
TWELFTH	667.62	09		
THIRTEENTH	697.27	10		
TOTAL	9005.21	128		

TOTAL F.S.I. STATEMENT IN SQ.M.- WING - A. MHADA(UDCPR)

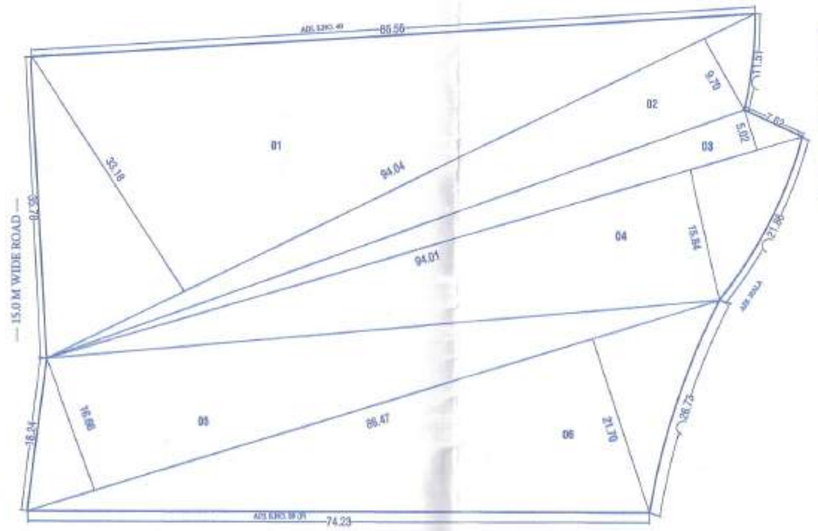
FLOOR	BUILT UP RESI.	TENTS. NO.
FIRST	0	0
SECOND	697.27	10
THIRD	159.87	03
FOURTH	-	-
FIFTH	-	-
SIXTH	-	-
SEVENTH	-	-
EIGHTH	-	-
NINTH	-	-
TENTH	-	-
ELEVENTH	-	-
TWELFTH	-	-
THIRTEENTH	-	-
TOTAL	857.14	13.00

WATER REQUIREMENT:-

FOR RESI. - 135 Lt./DAY/PERSON
= (256 tena. x 5) x 135 = 1,72,800.00 LIT.
=1,72,800.00 +50,000.00 (FIRE)=2,22,800
O/H WATER TANK CAP. = say 2,23,000.00
UNDER GROUND SUMP WELL CAP=
1.50 X 2,23,000.00 LIT.
UNDER GROUND SUMP WELL CAP =3,34,500.00 LIT.
ADD FOR FIRE = 1,00,000.00+3,34,500.00 LIT. say= 4,35,000.00 LIT.

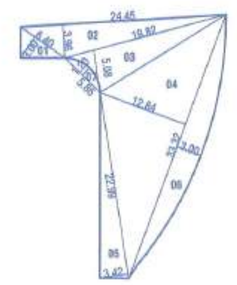
S.T.P CALCULATION :-

TOTAL TEN. - 256 NOS
NO OF FLATS X 135 LT.RS PER DAY X 5 PERSON =
256 X 135 X 5 = 172800 (180000)
1,80,000.00 X 0.90 = 1,62,000 ltrs
PROPOSED CAP= 1,62,000/DAY



PLOT AREA CAL. BY TRIANG. METHOD :-

1	0.50	x	94.04	x	33.18	=	1560.12
2	0.50	x	94.04	x	9.70	=	456.09
3	0.50	x	94.01	x	5.02	=	235.97
4	0.50	x	94.01	x	15.84	=	744.56
5	0.50	x	86.47	x	16.66	=	720.30
6	0.50	x	86.47	x	21.70	=	938.20
TOTAL						=	4655.24

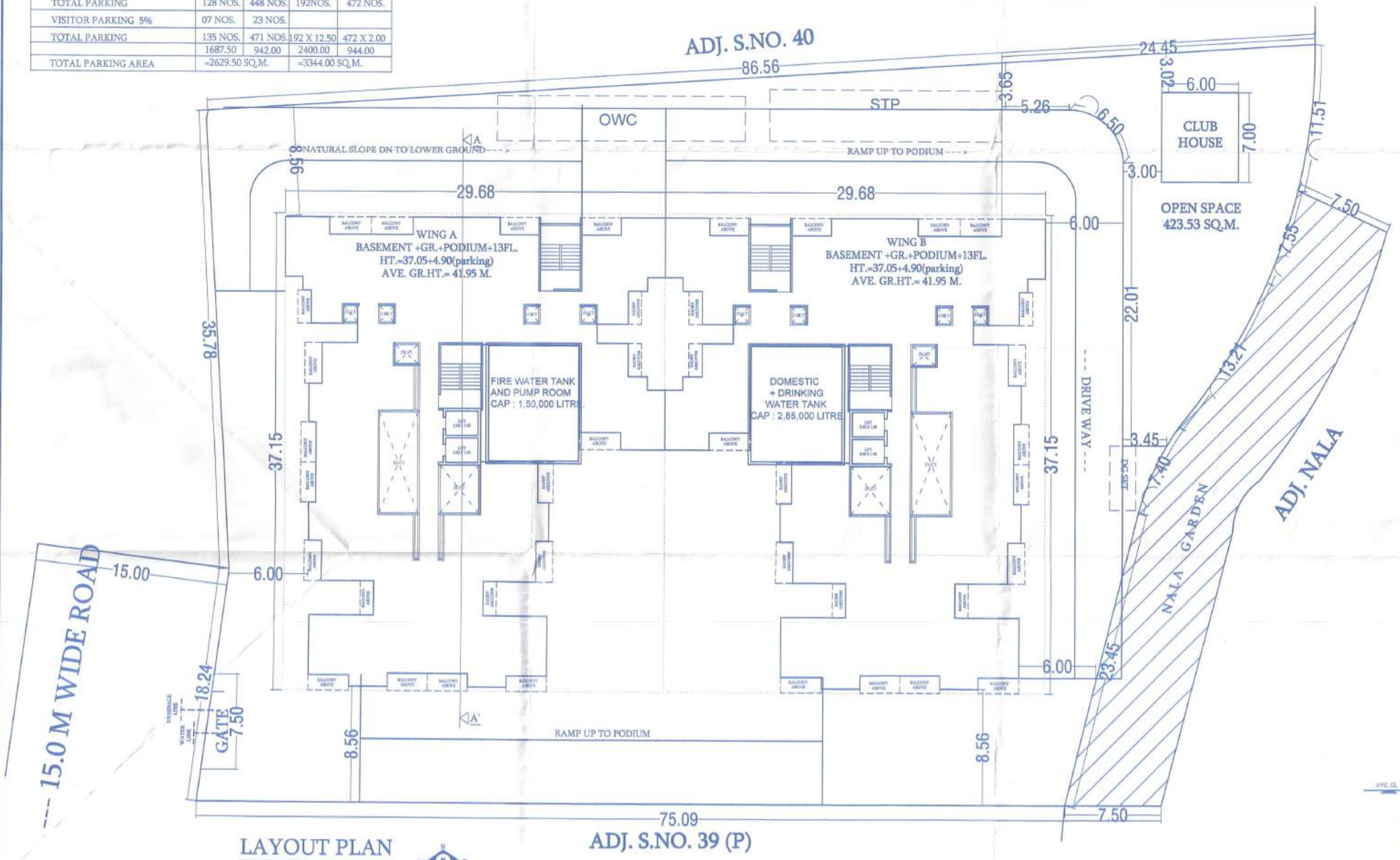


OPEN SPACE AREA CAL. BY TRIANG. METHOD :-

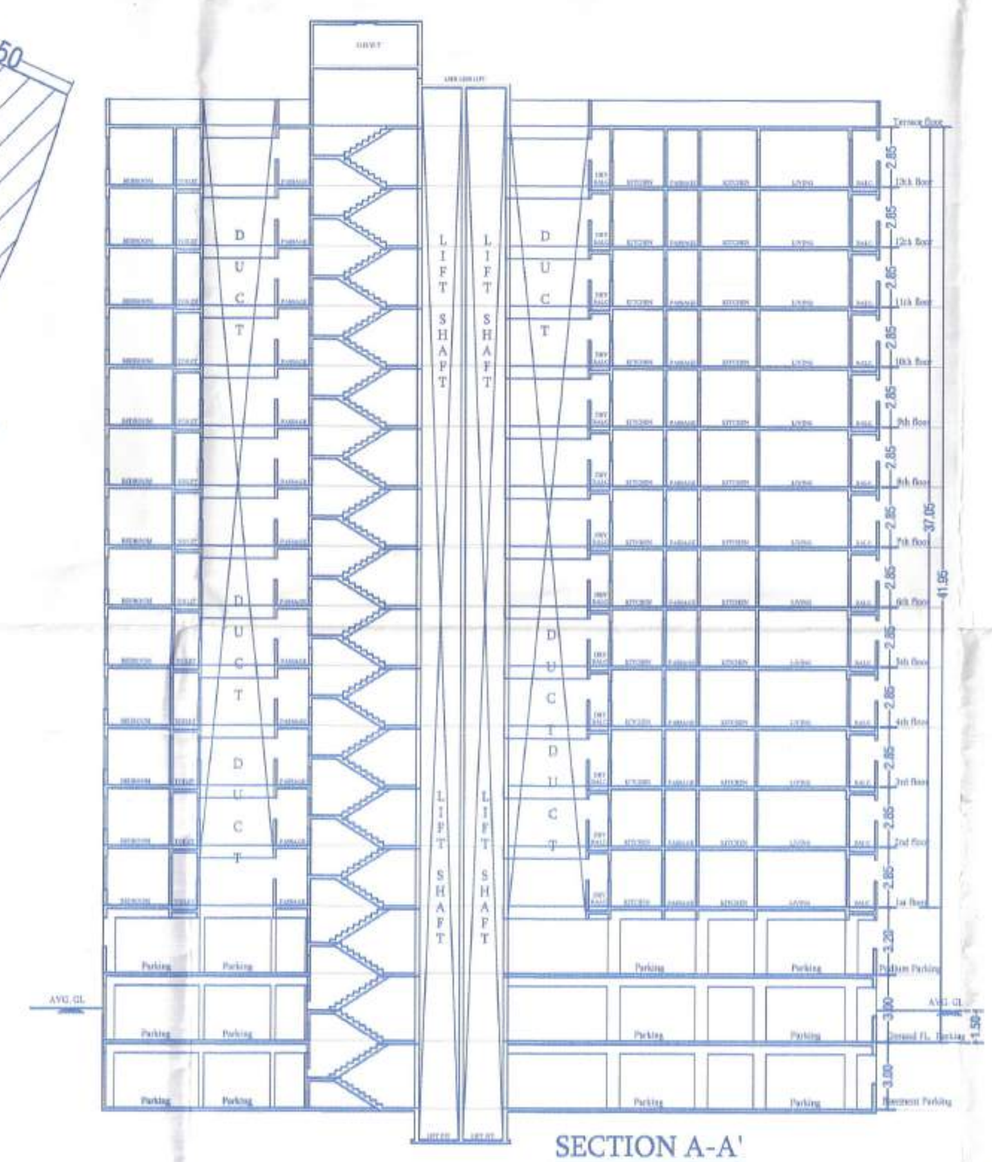
1	0.50	x	6.40	x	3.00	=	9.60
2	0.50	x	24.45	x	3.96	=	48.41
3	0.50	x	19.82	x	5.08	=	50.54
4	0.50	x	33.32	x	12.84	=	213.99
5	0.50	x	22.99	x	3.42	=	39.31
6	0.67	x	33.32	x	3.00	=	66.64
TOTAL						=	428.22
7	0.67	x	5.86	x	1.20	=	4.69
TOTAL						=	423.53

NALA GARDEN AREA CAL. BY TRIANG. METHOD :-

1	0.50	x	22.19	x	7.07	=	78.44
2	0.50	x	22.19	x	7.33	=	81.33
3	0.50	x	9.16	x	3.73	=	17.08
4	0.50	x	9.16	x	5.22	=	23.91
5	0.50	x	24.97	x	7.30	=	91.14
6	0.50	x	24.97	x	5.85	=	73.00
7	0.67	x	21.71	x	1.12	=	16.21
TOTAL						=	381.11
8	0.67	x	20.59	x	1.17	=	16.06
TOTAL						=	365.05



LAYOUT PLAN
SCALE 1:200



SECTION A-A'

STAMP OF APPROVAL

1 / 1

LAYOUT

विकास योजना कार्यालय
मनपा औरंगाबाद
CC/2258/21
दि. 28-10-2021
कार्यालय अभियंता
विकास योजना व नगररचना नियंत्रण (झो.अ. 9)
(पदे सहायक संचालक नगररचना)

मंजूर विकसन विधी ..... पी. पी. योजना
क्रम क्र. ..... प्लाट क्र. ..... हि. क्षेत्र.

AREA STATEMENT

		SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	4,600.00
	a)As per ownership document (7/12,CTS extract)	4,600.00
	b)as per measurement sheet	4,655.24
	C)as per site	
2.	DEDUCTIONS FOR	
	a)Proposed D.P./D.P.Road widening Area/ Service Road/Highway Widening	- - -
	b) NALA GARDEN	365.05
	(Total a+b)	- - -
3.	BALANCE AREA OF PLOT (1-2)	4234.95
4.	AMENITY SPACE -	- - -
	a)Required	0.00
	b)Proposed -	0.00
5.	NET AREA OF PLOT = [3-4(b)]	4234.95
6.	RECREATIONAL OPEN SPACE (if applicable)	
	a)Required -	423.49
	b)Proposed - (Not Deducted)	423.53
7.	INTERNAL ROAD AREA -	- - -
8.	PLOTABLE AREA (if applicable)	4234.95
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5 x 1.1)	4658.44
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) Maximum permissible premium F.S.I. - based on road width/TOD Zone	- - -
	(b) Proposed F.S.I. on payment of premium (4,600.00 x 0.5)	2300.00
11.	IN-SITU F.S.I./TDR LOADING	
	(a) In-situ area against nala garden	365.05
	(b) In-situ area against Amenity Space if handed over	- - -
	[2.00 x sr.no.4(b) and/or (c)],	- - -
	(c) T.D.R. Area (4600.00 x 0.90)- 365.05 (nala garden)	3,774.95
	(d) Total In-Situ/TDR loading proposed (11(a)+(b)+(c))	4,140.00
12.	ADDITIONAL F.S.I. GREEN BUILDING 3% (SL. CA.) (4658.44 x 0.03)	139.75
13.	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	11,238.19
	(b) Ancillary Area F.S.I. (11,238.19 x 0.6)	6742.91
	(c) Total Entitlement (a) + (b)	17981.10
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width [(as per Regulation No.6.1/6.2/6.3/6.3 as applicable X 1.6/1.8)]	17,981.10
15.	TOTAL BUILT-UP AREA IN PROPOSAL	17,153.28
	(a) Existing/Previous Sanction DCPR-2017 Built-up Area	- - -
	(b) Proposed Built-up Area (as per 'P' line)	17,153.28
	(c) Total (a) + (b)	17,153.28
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 Sr.no.5)	846.99
	(b) Proposed	857.14

CERTIFICATE OF AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——— & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

DESIGN ARCHITECT :-

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCRAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com
CONTACT NO:- 7757043085 , 7757043087

OWNER'S NAME: | OWNER'S SIGN:

MR. PRADIP PATHARE & ORS(OWNER)
THROUGH POA HOLDER PRADIP PATHARE
THROUGH KANIFNATH REALITY

PROJECT: LAYOUT OF RESIDENTIAL BUILDING

SURVEY NO: S.NO - 39

HISSA NO: 08 | CTS NO:
PLOT NO: | SOC. NAME:
FINAL PLOT NO: | PETH:MOHAMMAD WADI

LAISONING ARCHITECT: | ARCHITECT'S SIGN:

ER. SANDIP VAYDANDE & ASSOCIATE (PMC Lic No-1700)
E-MAIL:- vayadande.s@gmail.com, Mo-7709331633
Add:- A-104, Guruganesh nagar app. Katraj, Pune

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
03		1:100		
INWARD NO.		DATE	16/06/2021	
KEY NO.		SHEET NO.	1/8	