

BUILDING	FLOORS	Iristogold FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
Iristo gold	Ground	0.00	20.72	0.00	0.00	0.00	0.00	0.00	2.74	0.00	0.00	0.00	0.00	20.72
Iristo gold	Typical floor	0.00	911.25	0.00	0.00	0.00	0.00	0.00	0.00	13.65	0.00	0.00	0.00	897.80
Iristo gold	Total	0.00	931.97	0.00	0.00	0.00	0.00	0.00	2.74	13.65	0.00	0.00	0.00	918.32

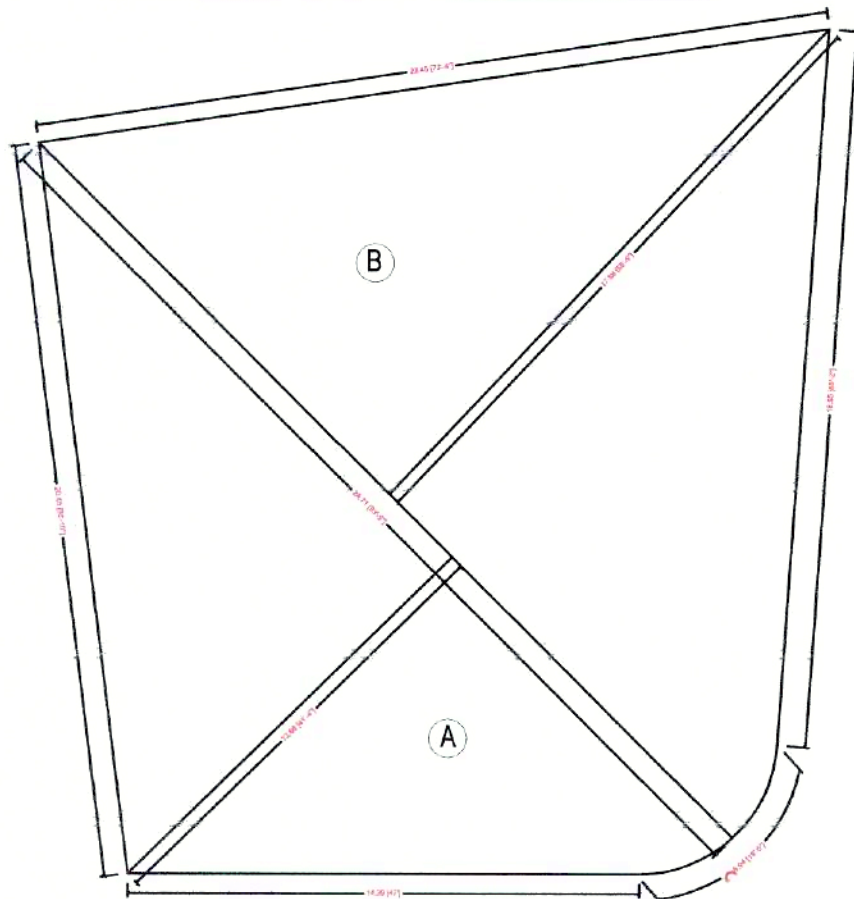
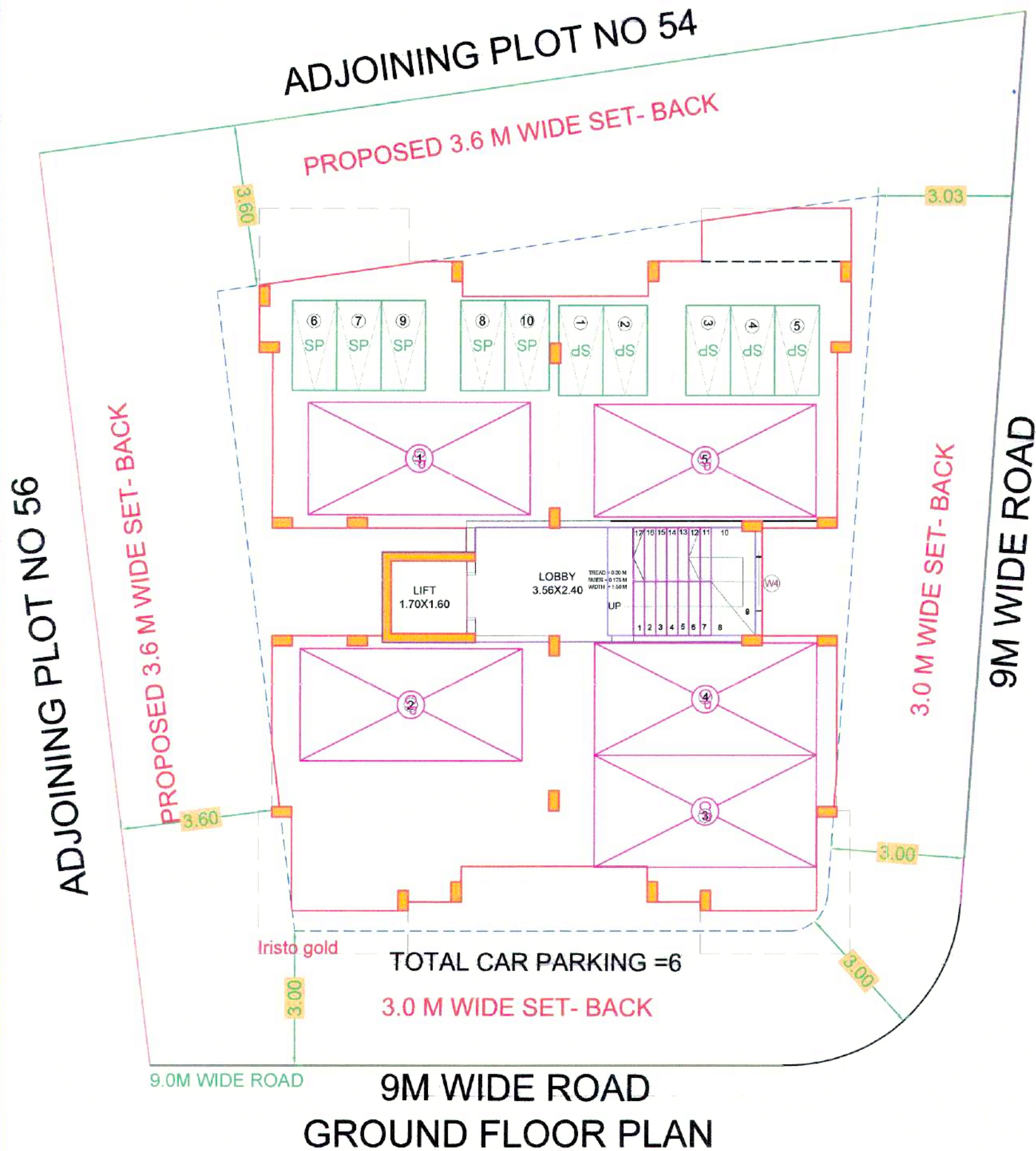
FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area (Should not exceed 9.4)	462.44	126.12	126.12	0.00	353.13	0.00	1067.81	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	462.44	126.12	0.00	0.00	329.76	0.00	918.32	0.00	918.32
9.6 Index Consumed	1.10	0.30	0.00	0.00	0.00	0.00	1.40	0.00	0.00

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
Iristo gold	Typical floor	102 202 302 402 502	1	33.46	0.00	33.46
Iristo gold	Typical floor	101 201 301 401 501	1	33.47	0.00	33.47
Iristo gold	Typical floor	104 204 304 404 504	1	35.79	0.00	35.79
Iristo gold	Typical floor	103 203 303 403 503	1	33.47	0.00	33.47

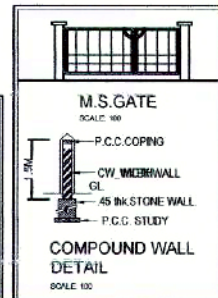
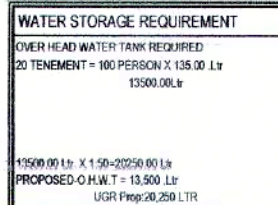
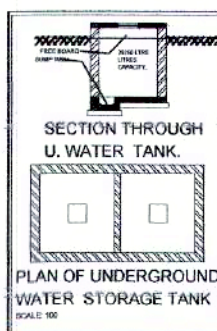
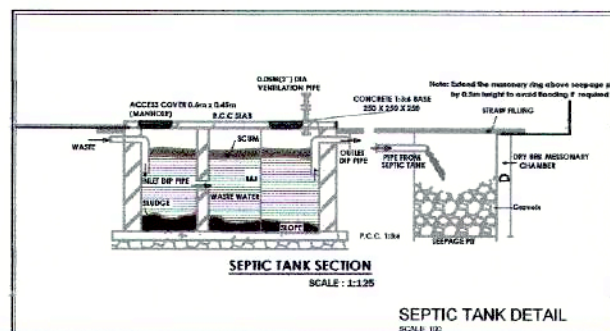
Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO OF Tenet/Area	PRP. RATIO	
		car	Scooter		car	Scooter
Iristo gold	Residential	1	2	20	10.00	20.00
Total	-	-	-	-	10.00	20.00
Visitors parking(5%)	-	-	-	-	0.50	1.00
Total	-	-	-	-	10.50	21.00

Parking Check As Per Multiplying Factor : 0.40					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	4	8	6	10	OK

OPENING SCHEDULE				
NAME	WIDTH	HEIGHT	NOS.	
D	1.20	2.40	20	
D1	1.00	2.40	20	
D2	0.90	2.40	40	
SD1	1.00	2.40	20	
V	0.60	2.40	40	
W1	1.50	2.40	20	
W2	2.30	2.40	20	
W3	1.50	2.40	5	
W4	0.60	2.40	40	



PLOT AREA CALCULATIONS BY TRIANGULATION METHOD			
TRIANGLE	B	H	AREA
A	12.66	28.71	181.73
B	17.88	28.71	256.67
TOTAL			438.40



Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - 55
Cis No./Survey No. - 106
Sheet No. - 1
Zone Number:
Ward Name:
Prorate Value : 0.00

Signature valid

Digitally signed by JAYSHREE RAVINDRA BORADE
Date: 2022.02.22 15:35:11 IST
Reason: Approved Drawing Plan
Location: Vadgaon Maval Nagar Panchayat

Proforma 1 : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.

420.40

(a) As per ownership document (7/12, CTS extract)

420.40

(b) as per TILR or City Survey measurement sheet

420.40

(c) as per Demarcated drawing area

438.18

LESS

2. Area not in possession

0.00

3. Entire area (1-2)

420.40

4. Deductions for

(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening

0.00

(b) Any D.P. Reservation area

0.00

(Total a+b)

0.00

5. Balance area of plot (3-4)

420.40

6. Amenity Space

0.00

(Applicable if (1) > 20000 sqmt

-

(Required - (a) Upto 20000 sqmt - Nil

-

(b) Above 20000 sqmt - (a) + 5 % of Total area

0.00

7. Net Plot Area (5-6)

420.40

8. Recreational Open Space

-

(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.

0.00

Proposed

0.00

(b) If area is less than 4000 sqmt -Check -

-

i) If it is full number like 1,2,125,419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required

-

ii) If it is subdivision like 1/2, 2/5, 125/1 419/1 etc. then recreational open space is required.

-

(A) 10 % Subject to minimum 200 sqmt

0.00

Proposed

0.00

(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %

-

(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.

-

Certificate of Area:

Certified that the plot under reference was surveyed by me on 2021-10-12 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.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

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 safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

LEGENDS:

PLOT BOUNDARY SHOWN - WHITE

PROPOSED FLOOR SHOWN - RED

DRAINAGE LINE SHOWN - YELLOW LIGHT

WATER LINE SHOWN - BLUE DOTTED

ENCLOSED BAL SHOWN - RED

PERMITS SHOWN - GREEN

OPEN BAL SHOWN - GREEN

EXISTING SHOWN - BLUE HATCHED

Name Of : Owner Iristo develop

ers LLP partners Mr. Rajesh Singh and Mr. Ashwani Singh POA through Rajaram palli

Postal Address : Flat no. A/90

2, Yashvasini, plot no. 38, Opp C

Phone No. : 9920333017

DESCRIPTION OF PROJECT :

Type of Proposal : Residential

BUILDING ON CTS. NO./SURVEY NO. - 106

SITE ADDRESS :

plot no 55, Sambhaji nagar, S.no 106/2,

Vadgaon, Maval, Pune -410507

Name Of Architect : Kedar Bajirao Kamat

ADDRESS OF OFFICE

OFFICE :

office 202, Balewadi Plaza, near MITCON

college, Balewadi, Pune

OWNERS SIGN:

Verified by applicant

TECHNICAL PERSON SIGN

Signature valid

SCALE 1:100

Date: 19/12/21

JOB No. NPVMN-21-12318

SUBMISSION DRAWING