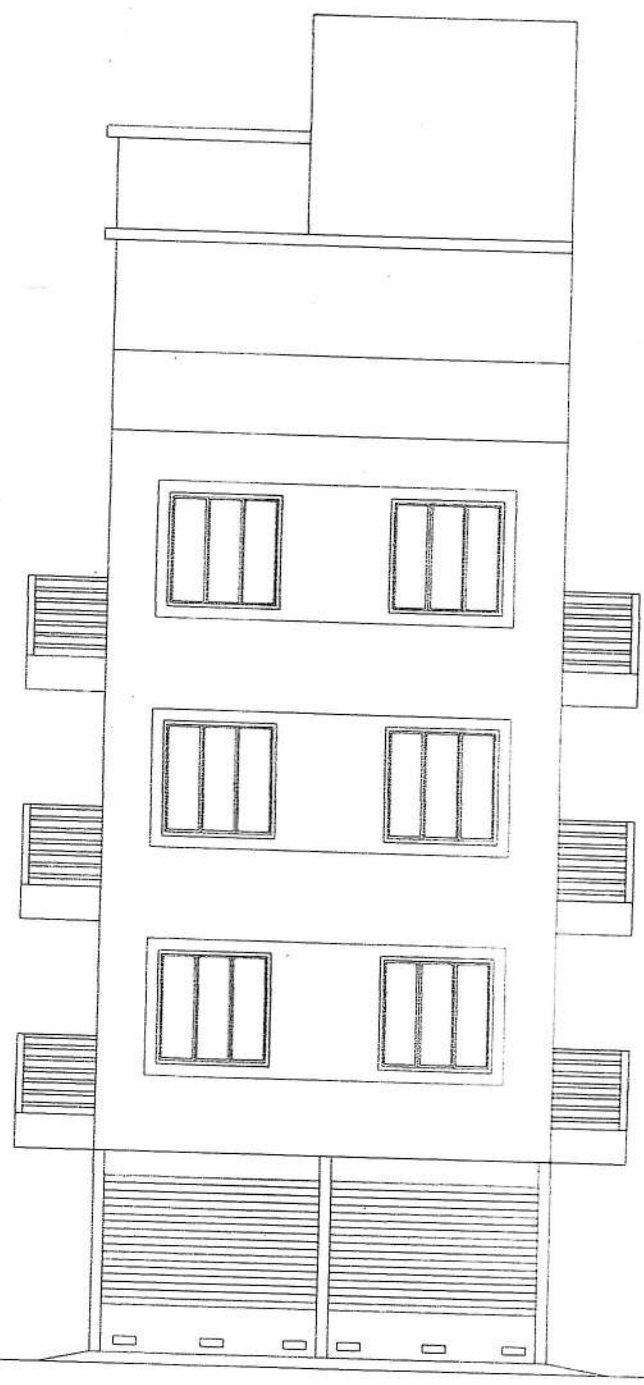
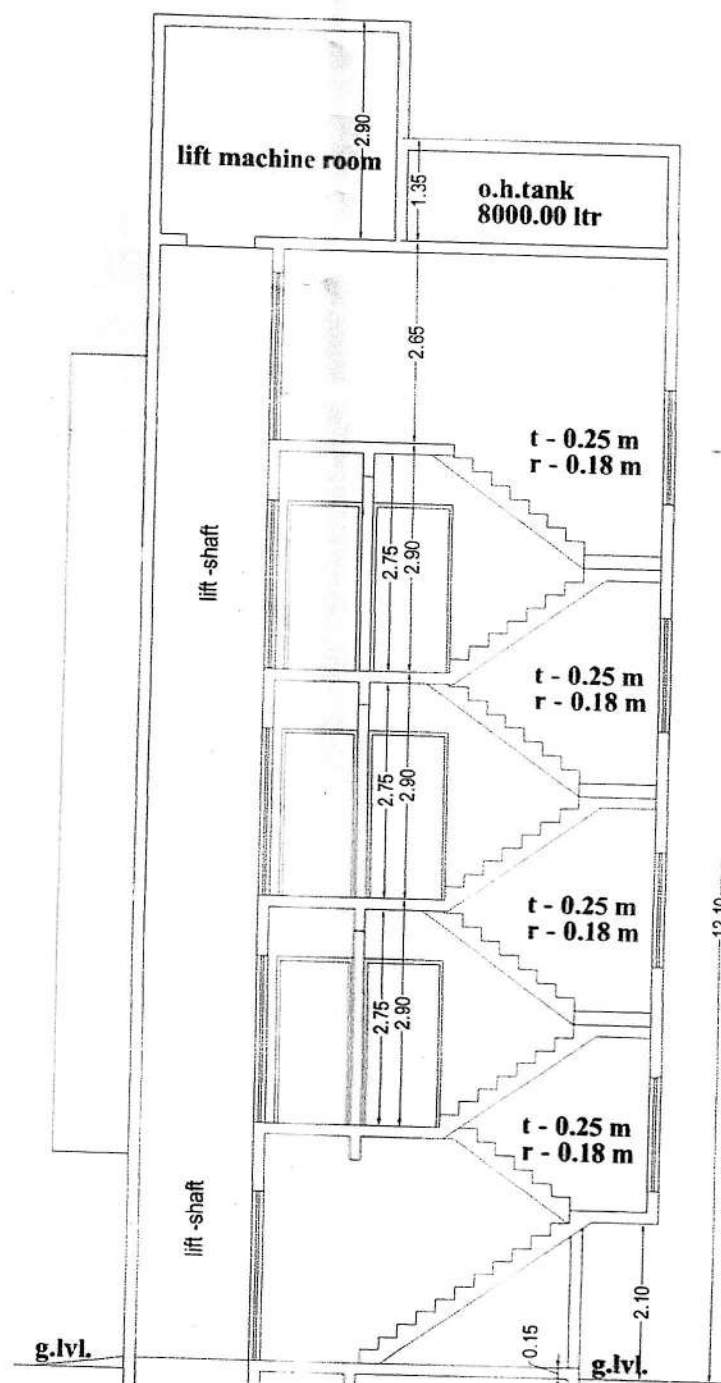
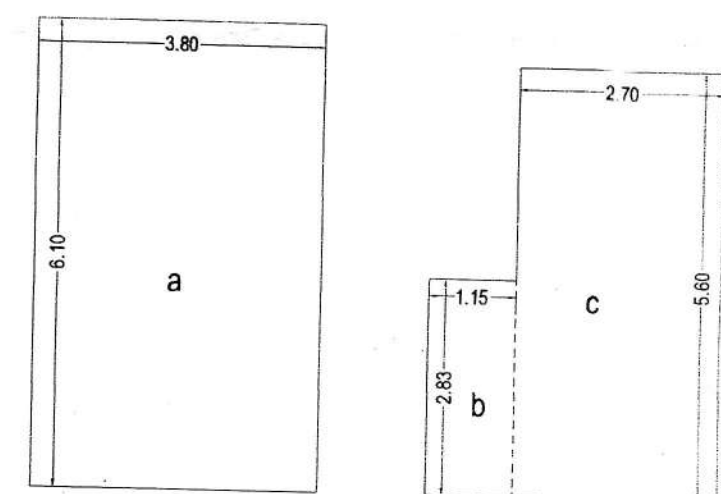


S.NO.	FSI / PREMIUM FSI STATEMENT DESCRIPTION	CONSUMED AREA
1.	NORMAL F.S.I. CONSUMED	276.23
2.	TOTAL PAID F.S.I. CONSUMED	75.34
	TOTAL	351.57

ANICILLARY FSI STATEMENT	
PERMISSIBLE ANICILLARY FSI	210.94
PROPOSED ANICILLARY FSI	
TOTAL B/UP AREA - BASIC FSI+PREMIUM FSI+ TDR	64.05
415.62 - (276.23+75.34)	

ROAD SIDE ELEVATION
scale 1:100SECTION AT-AA
scale 1:100AREA KEY PLAN
ground floor

AREA CALCULATION
ground floor b/up area
a = 3.80 X 6.10 = 23.18
b = 1.15 X 2.83 = 03.25
c = 2.70 X 5.60 = 15.12
TOTAL = 41.55...
NET ground FLOOR B/UP AREA
= 41.55 SQM...

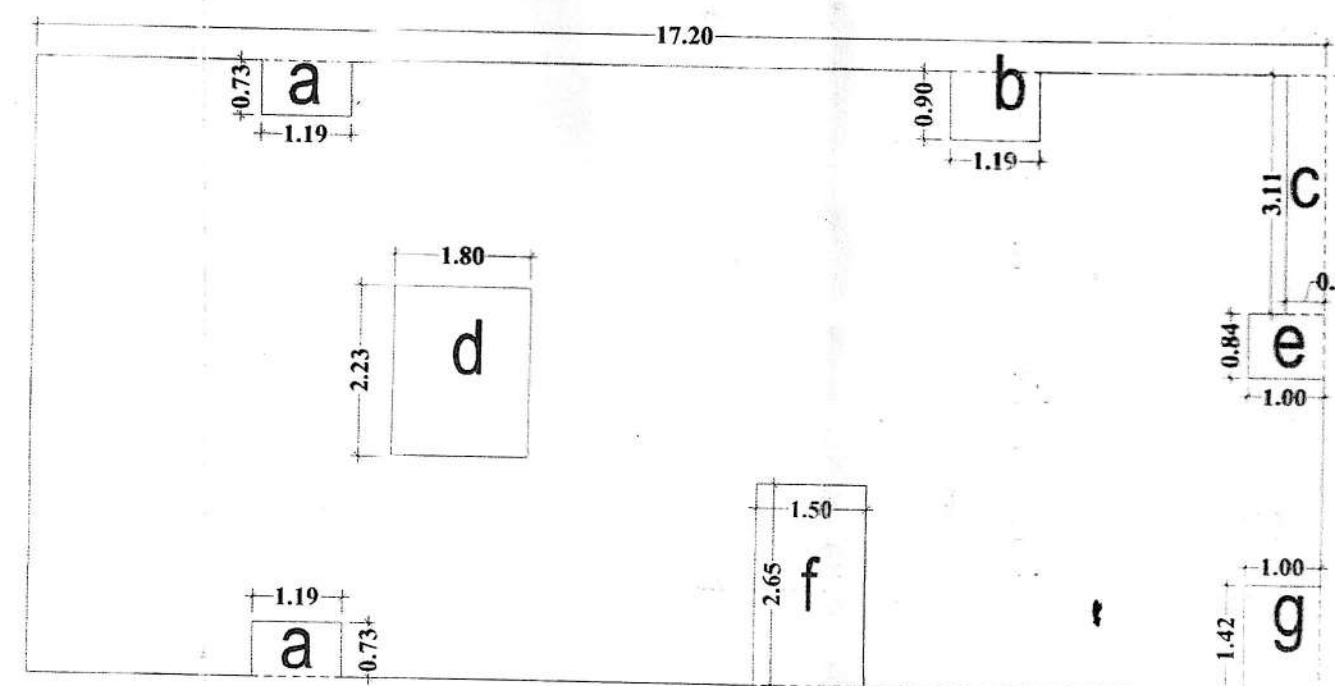
SIZE OF TENAMANT	PARKING SPACE REQUIRED				PROPOSED TENEMENT	REQUIRED PARKING	
	CAR	SC.	CAR	SC.		CAR	SC.
For every tenements having carpet area 150 sqm & above	2	2	2	3	-	-	-
For every tenements having carpet area equal to 80 sqm, but less than 150 sqm	1	2	1	3	-	-	-
For every two tenements with each tenement having carpet area equal to or above 40 sqm, but less than 80 sqm	1	4	1	5	-	-	-
For every two tenements with each tenement having carpet area less than 40 sqm, but more than 30 sqm	1	1	1	2	-	-	-
For every two tenements with each tenement having carpet area less than 30 sqm	0	4	0	4	9	0	18
commercial upto 100 sqm.	1	6	2	6	41.55	2	6
TOTAL						2	24
ADDITIONAL 5 % FOR VISITOR PARKING						0.10	1.20
						TOTAL	2.10 25.20
AS PER B AND C CLASS MUNICIPAL COUNCIL REQUIRED PARKING (0.4 FACTOR)						0.84	10.08
PROPOSED PARKING						1	11

* UPTO 300 SQM HAVING CARPET AREA SINGLE BUNGALOW NO PARKING REQUIRED (TABLE NO. 88)

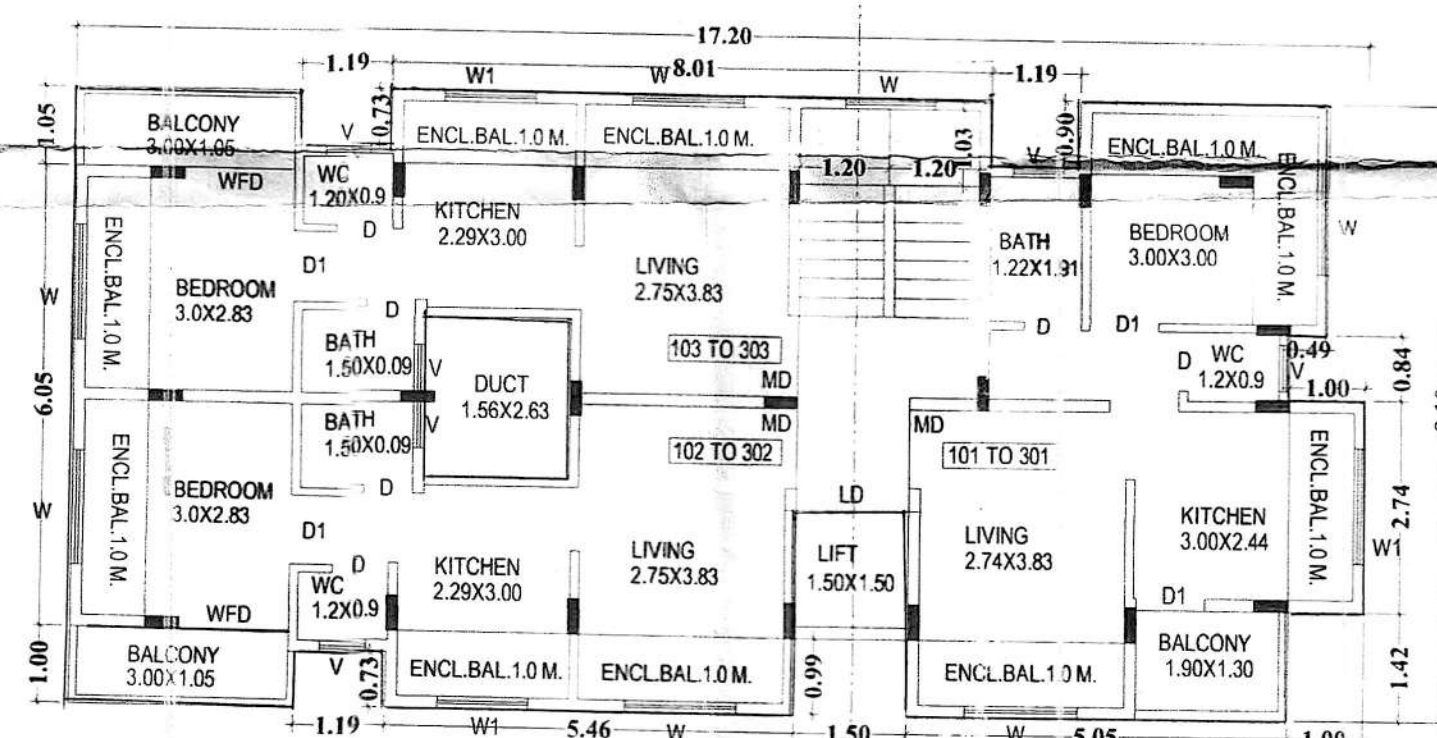
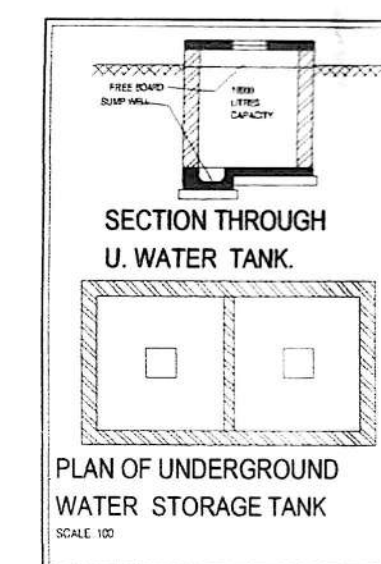
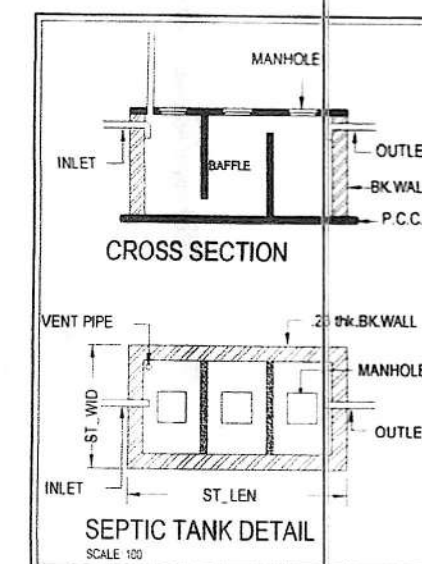
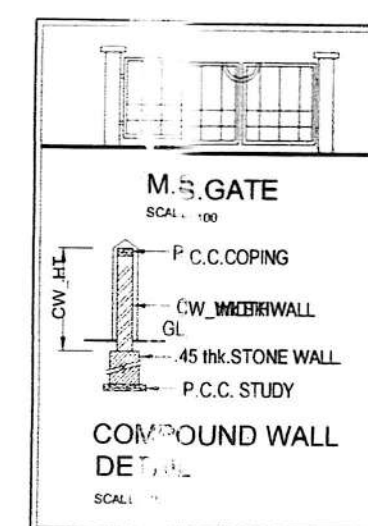
FLOORS	Flat No.	Flat Type	carpet area	carpet area end balcony	carpet area open balcony	Total Tena. below 30	Total Tena. 30 To 40	Total Tena. 40 To 80
1ST TO 3RD FLOOR	101,201,301	1 BHK	24.88	8.81	2.85	3.00	0.00	0.00
	102,202,302	1 BHK	23.14	6.78	2.97	3.00	0.00	0.00
	103,203,303	1 BHK	23.05	6.74	3.11	3.00	0.00	0.00
						total	9.00	0.00 0.00

BALCONY/TERRACE BUILT UP AREA STATEMENT IN SQM.

FLOOR	B/UP AREA AS PER P- LINE			tena.
	commercial	residential	total	
GROUND FLOOR (comm.)	41.55	-	41.55	2 Shop
FIRST FLOOR (resi.)	-	124.69	124.69	3 flat
SECOND FLOOR (resi.)	-	124.69	124.69	3 flat
THIRD FLOOR (resi.)	-	124.69	124.69	3 flat
TOTAL	41.55	374.07	415.62	2 shop+9 flat

AREA KEY PLAN
typical 1st to 3rd floor

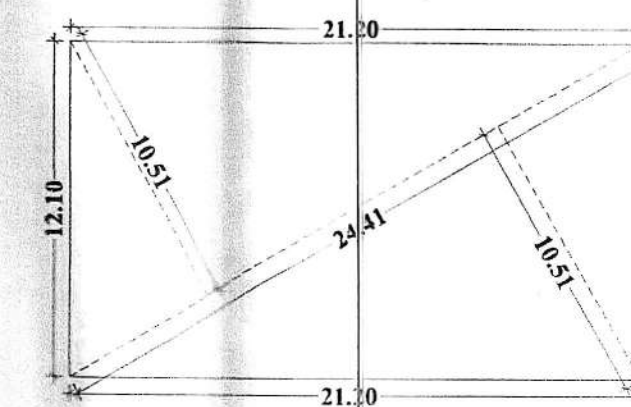
AREA CALCULATION
1st to 3rd floor b/up area
A = 17.20 X 8.10 = 139.32(1)
deduction
a = 1.19 X 0.73 X 2 = 01.74
b = 1.19 X 0.90 = 01.07
c = 3.11 X 0.51 = 01.57
d = 1.80 X 2.23 = 04.01
e = 1.00 X 0.84 = 00.84
f = 1.50 X 2.65 = 03.98
g = 1.00 X 1.42 = 01.42
TOTAL DEDUCTION = 14.63(2)
NET 1st & 3rd FLOOR B/UP AREA
(1-2) = (139.32-14.63) = 124.69 SQM....(3)

TYPICAL 1ST TO 3TH FLOOR PLAN
SCALE 1:100

WATER REQUIREMENT					
Water Tank	Requirement	Occupant Load	Consumption per day (lit)	Required capacity	Provided capacity
		Tnmts/Area Factor			
Overhead	Residential	9 flat + 2 shop	05	135	7425.00
Underground	1.5 X O.H.				10125.00

OPENING SCHEDULE	
D - 0.75 X 2.20	W - 1.50 X 1.50
D1 - 0.91 X 2.20	W1 - 1.20 X 1.00
MD - 1.05 X 2.20	V - 0.60 X 0.90
FD - 1.50 X 2.20	
OP - 0.91 X 2.20	

LEGENDS:
PLOT BOUNDARY SHOWN BLACK THICK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL BLUE HATCHED
TERRACE SHOWN GREEN HATCHED
OPEN BAL SHOWN ORANGE HATCHED



PLOT AREA KEY PLAN

PLOT NO.50
24.41 X 10.51 X 0.5 X 2 = 256.55 SQM



LOCATION PLAN

PLAN FOR PROPOSED MIX USE BUILDING ON PLOT NO.50,S.NO. 105/1 TO 105/5, AT VILLAGE-VADGAON, TAL-MAVAL,DIST-PUNE

SHEET NO.
1 / 1

STAMP OF APPROVAL



सदर बांधकाम नकाशा रंगत
दुरुस्त करण्यानुसार आणि पत्र क्र.रा. / बा.प. / १९६ / २०२१
दि १३/०५/२०२३ मधील अटी व शर्तीत
अंमल राहून मंजूर करण्यात येत आहे.
मुख्याधिकारी
वडगाव नगरपालिका

AREA STATEMENT (PERFORMA - I)		
1	AREA OF THE PLOT	SQ.MT.
	MINIMUM AREA OF a, b, c CONSIDERED)	
a	AS PER OWNERSHIP DOCUMENT (7/12 OR CTS EXTRACT)	251.12
b	AS PER MEASUREMENT SHEET	256.55
c	AS PER SITE	256.55
2	DEDUCTION FOR	N.A.
a	PROPOSED D.P/ DP ROAD WIDENING/SERVICE ROAD/HIGHWAY WIDENING	N.A.
b	ANY RESERVATION	N.A.
3	BALANCE AREA OF PLOT (1-2)	251.12
4	AMENITY SPACE (IF APPLICABLE)	N.A.
a	REQUIRED	N.A.
b	ADJUSTMENT OF 2 b, IF ANY	N.A.
5	NET PLOT AREA (3 - 4 C)	251.12
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	N.A.
a	REQUIRED	N.A.
b	PROPOSED	N.A.
7	INTERNAL ROAD AREA	N.A.
8	PLOTTABLE AREA (IF APPLICABLE)	N.A.
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1:10)	276.23
10	ADDITIONAL F.S.I.ON PAYMENT OF PREMIUM	0.30
a	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH	75.34
11	IN-SITU FSI/ TDR LOADING	75.34
a	IN- SITU AREA AGAINST D.P.ROAD (2.0 X S.No.2) IF ANY	N.A.
b	IN- SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	N.A.
c	TDR AREA PERMISSIBLE 0.30	N.A.
d	TDR PURCHASED	N.A.
e	TOTAL IN SITU / TDR LOADING PROPOSED	N.A.
12	ADDITIONAL FSI AREA UNDER CHAPTER NO 7	N.A.
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a	[9+(a)+11(e)] OR 12 WHICHEVER IS APPLICABLE	351.57
b	ANCILLARY AREA FSI UPTO 60 % WITH PAYMENT OF CHARGES	210.94
c	TOTAL ENTITLEMENT ((a + b))	
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	562.51
15	TOTAL BUILT-UP AREA IN THE PROPOSAL	
a	EXISTING BUILT-UP AREA	0.00
b	PROPOSED BUILT-UP AREA 9 AS PER P- LINE)	415.62
c	TOTAL (a+b)	415.62
16	F S I CONSUMED (15 / 13) - (not more than serial no. 14 above)	0.7388
17	PROPOSED ANICILLARY F.S.I. [15c-9+10b+11e0	64.05

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AS ON DT - 12-12-2020
AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURES ON SITE
AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATEMENT IN DOCUMENT OF
OWNERSHIP / TDR / SCHEME RECORDS / LAND RECORDS DEPARTMENT / CTS RECORD

BRAMHA ASSOCIATES
Ajay Baawale
Architect, Interior &
Approved Valuer-A9722
Regd.No.-CA/94/17699

Ajay Baawale
AJAY BAWALE
(NAME OF ARCHITECT)

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.

MR AJAYKUMAR V.JADHAV.MR DIGMBAR T.KALUNGE.MR BHUNESH KUMAR,THRO P.O.A.H
AARA INFRA PROJECT THRO PARTNER GOVARDHAN KANKATTI & SAAE SANGORAM
(OWNERS NAME & SIGNATURE)

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE			
2021/1	1	JYOTSNA J	AJAY
JOB NO	DRAWING NO	DRAWN BY	CHECKED BY
ARCHITECT LOGO			
BA			
ADDRESS OF OFFICE 201 SECOND FLOOR, BRAMHA SQUARE, LAXMIBAUG COLONY, OPPOSITE KHANDGE PETROL STATION, TALEGAON DABHADE			