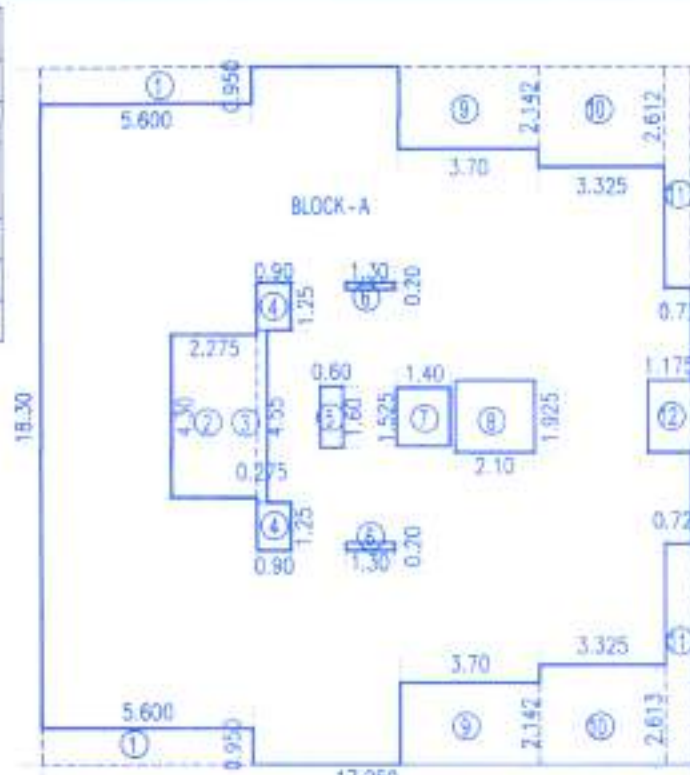


FSI STATEMENT									
FLOOR	AREA (P-1)	LIFT	LIFT MACHINE ROOM	STAIRCASE	BALCONY	NO. OF FLATS	BASIC FSI PERMISSIBLE	ANCILLARY FSI PERMISSIBLE	TOTAL FSI PERMISSIBLE
PARKING	0.00			NORMAL	FIRE	ENCLOSED	OPEN		
FIRST	240.21	2.13	2.13	0	0	0	0	4	546.11 X 1.10 = 600.72
SECOND	240.21			0	0	0	0	4	600.72 X 60% = 360.43
THIRD	240.21			0	0	0	0	4	
FOURTH	240.21			0	0	0	0	4	
TOTAL	960.84	2.13	2.13	0.00	0.00	0.00	0.00	16	961.15
									600.72+360.43 = 961.15
									961.15
									960.84

WATER AREA CALCULATION	
AMOUNT OF WATER REQUIRED PER PERSON	= 135.0 lts/day
(WATER REQUIRED PER FLAT) PERSONS/FLAT	= 675.0 lts/day
NO. OF FLATS IN BLDG.	= 16 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	= 10800.0 lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK (10800 X 1.50)	= 16200.0 lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	= 16200.0 lts/day

DOOR AND WINDOW SCHEDULE	
DOORS	WINDOWS
D-1.05 X 2.40	W-1.80 X 1.80
D1-0.90 X 2.40	W1-0.90 X 1.80
D2-0.75 X 2.10	W2-0.90 X 1.40
SD-1.80 X 2.40	W3-1.50 X 1.40
	W4-1.20 X 1.40
	W5-0.60 X 0.90

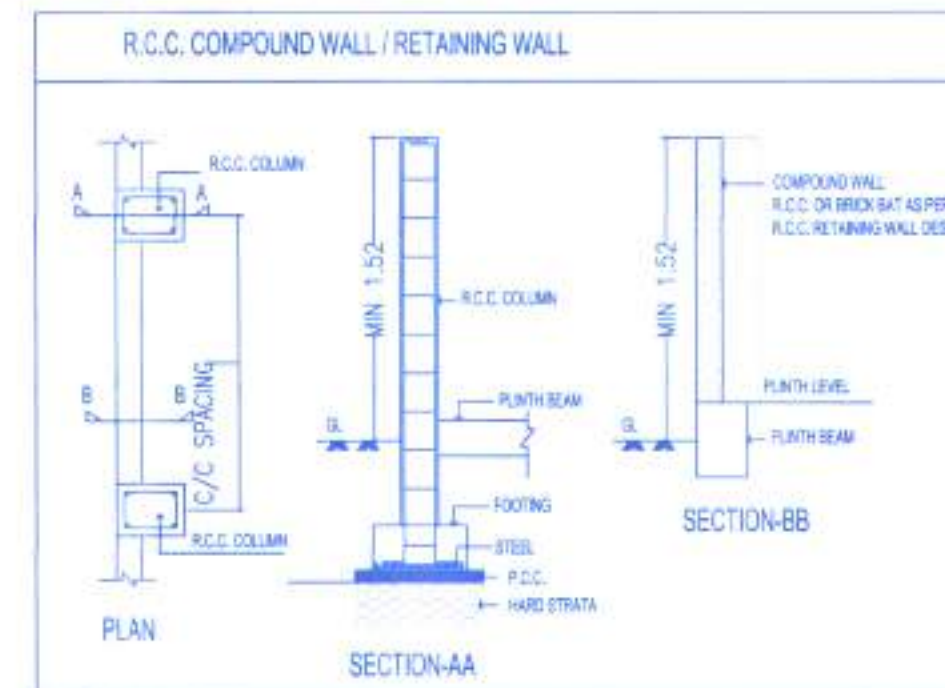
TOTAL PARKING AREA STATEMENT			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
2 TENEMENTS HAVING CARPET AREA 40.00-80.0 SQ.M (1-5)	16	8	40
TOTAL	16	8	40
5% VISITOR PARKING	0	0	2
PROPOSED PARKING	16	8	42



AREA STATEMENT FOR TYPICAL FIRST TO FOURTH FLOOR PLAN

AREA CALCULATION	
BLOCK A	= 1 X 17.250 X 16.30 = 281.625
DEDUCTION	
1	= 2 X 1 X 1.50 X 1.80 = 10.80
2	= 1 X 2.275 X 4.30 = 9.79
3	= 1 X 0.75 X 4.35 = 3.26
4	= 2 X 0.90 X 1.25 = 2.25
5	= 1 X 0.60 X 1.60 = 0.96
6	= 2 X 1.30 X 0.20 = 0.52
7	= 1 X 1.40 X 1.525 = 2.13
8	= 1 X 2.10 X 1.525 = 3.20
9	= 2 X 3.70 X 2.142 = 15.85
10	= 2 X 3.325 X 2.613 = 17.38
11	= 2 X 0.725 X 5.767 = 8.39
12	= 1 X 1.175 X 1.525 = 1.79
TOTAL DEDUCTION AREA	75.46
TOTAL NET BUILT UP AREA	240.21

AREA KEY PLAN FOR TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE- 1:200



LOCATION PLAN SCALE- 1:NTS

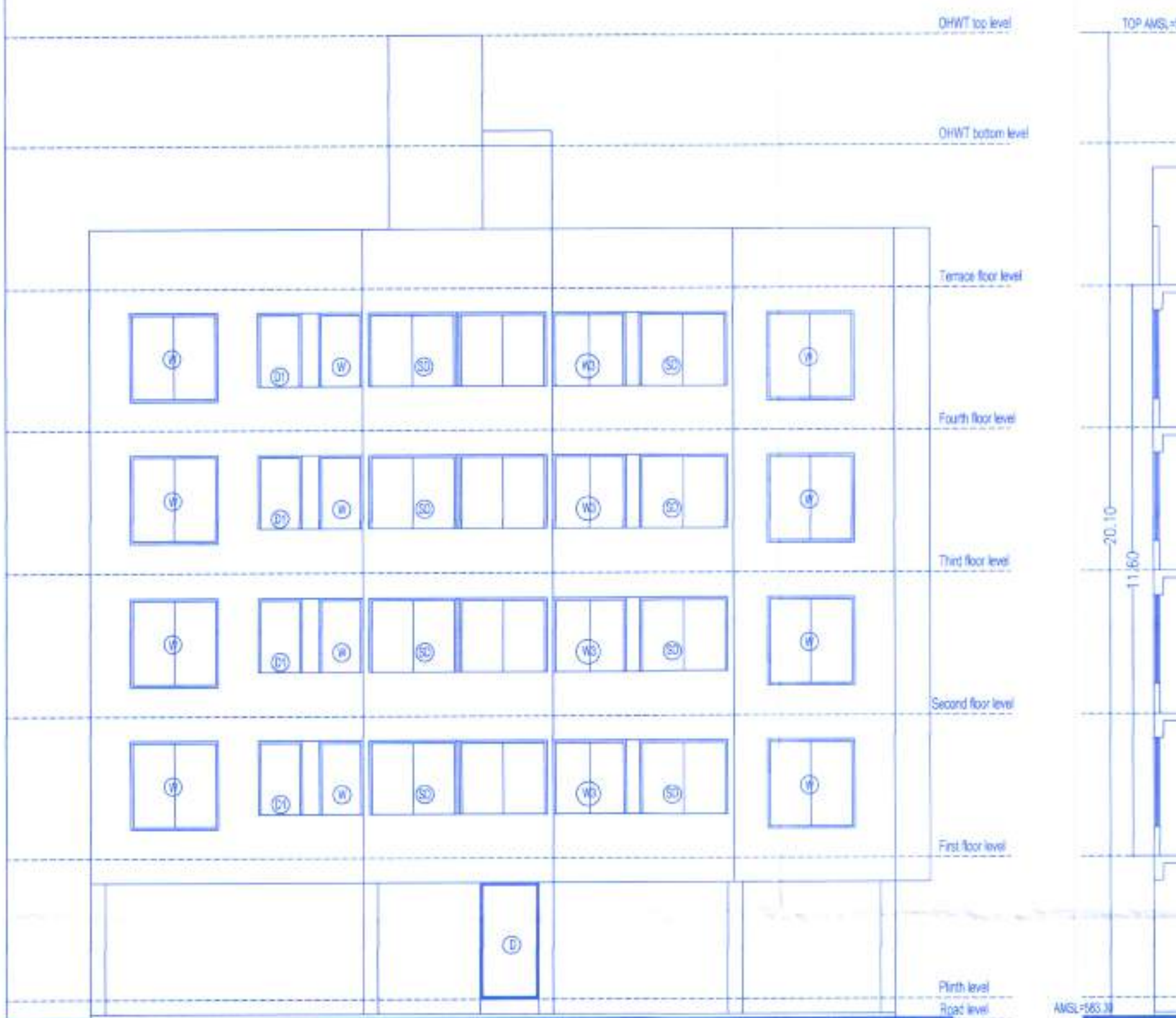
PLOT AREA CALCULATION	
P1 = 1 X 0.5 X 33.404 X 16.702	= 278.96
P2 = 1 X 0.5 X 33.404 X 15.995	= 267.15
TOTAL	546.11

Plot area as per triangulation	= 546.11 sq.mt.
Plot area as per 7/12	= 558.00 sq.mt.
Minimum plot area to be considered	= 546.11 sq.mt.

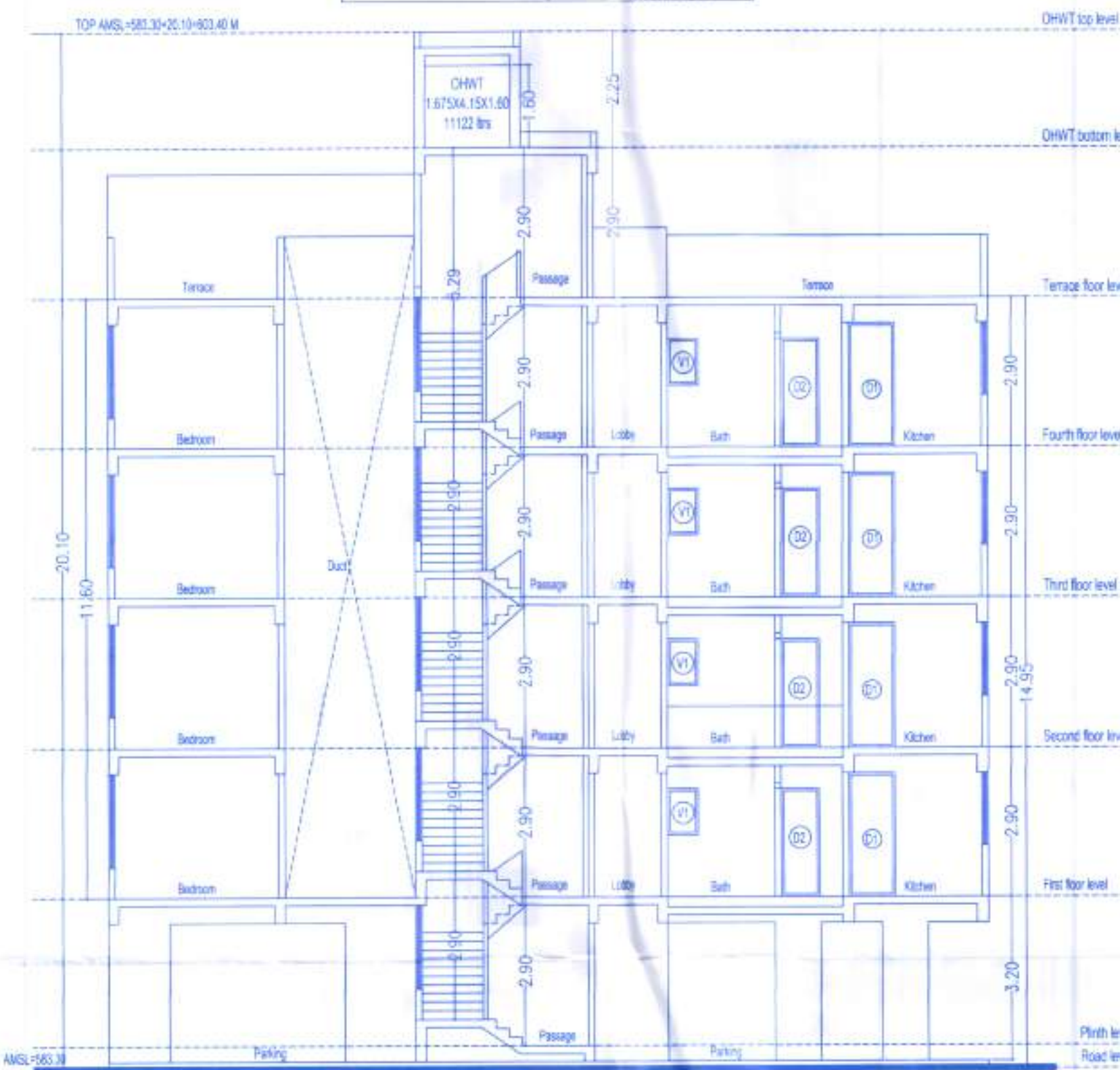
INTERNAL ROAD AREA CALCULATION	
C1 = 0.50 X 4.900 X 2.294	= 5.62
TOTAL	5.62

DEDUCTIONS	
C2 = 0.67 X 4.900 X 0.828	= 2.72
TOTAL	2.72

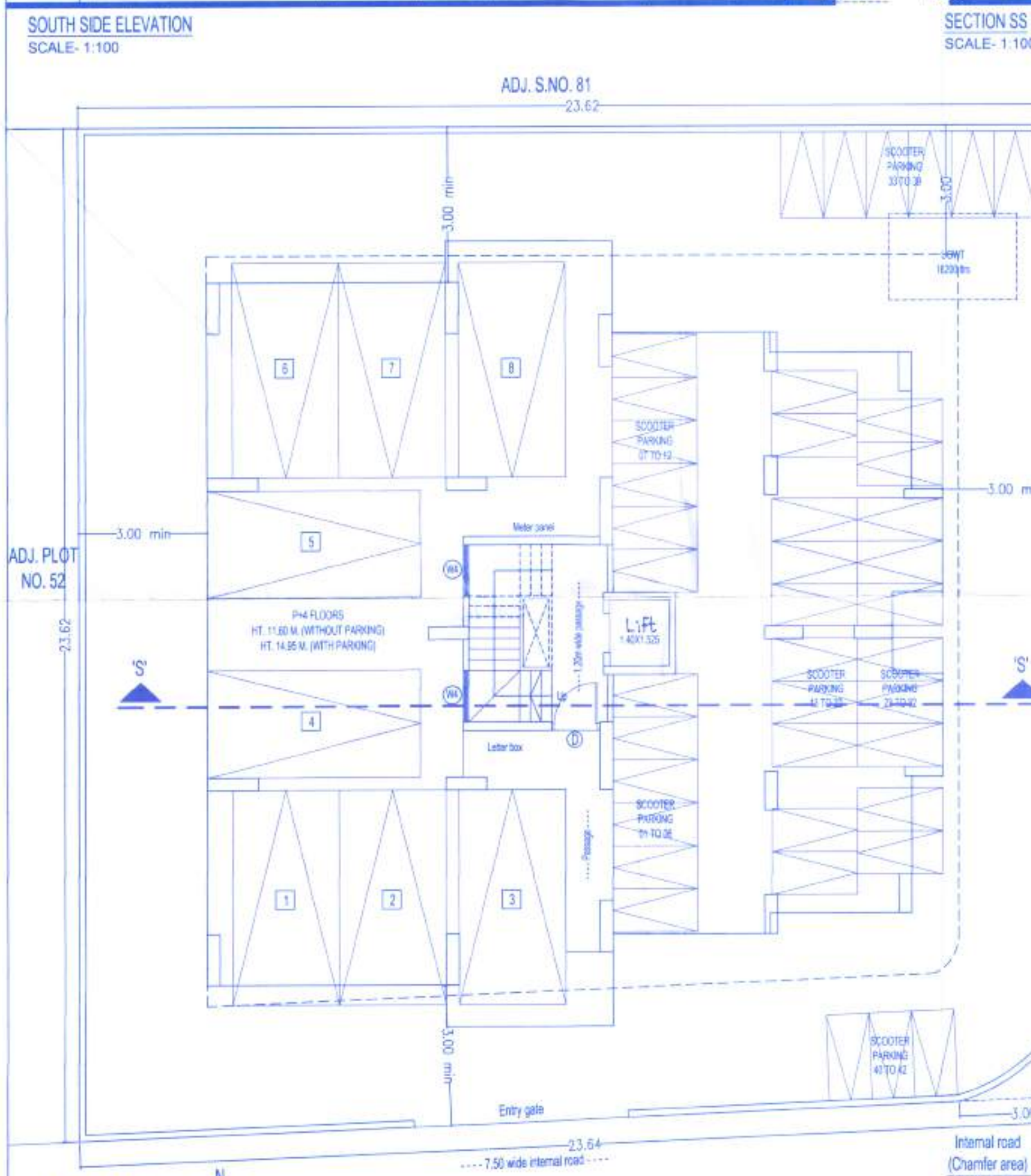
INTERNAL ROAD AREA (CHAMFER AREA)	2.90
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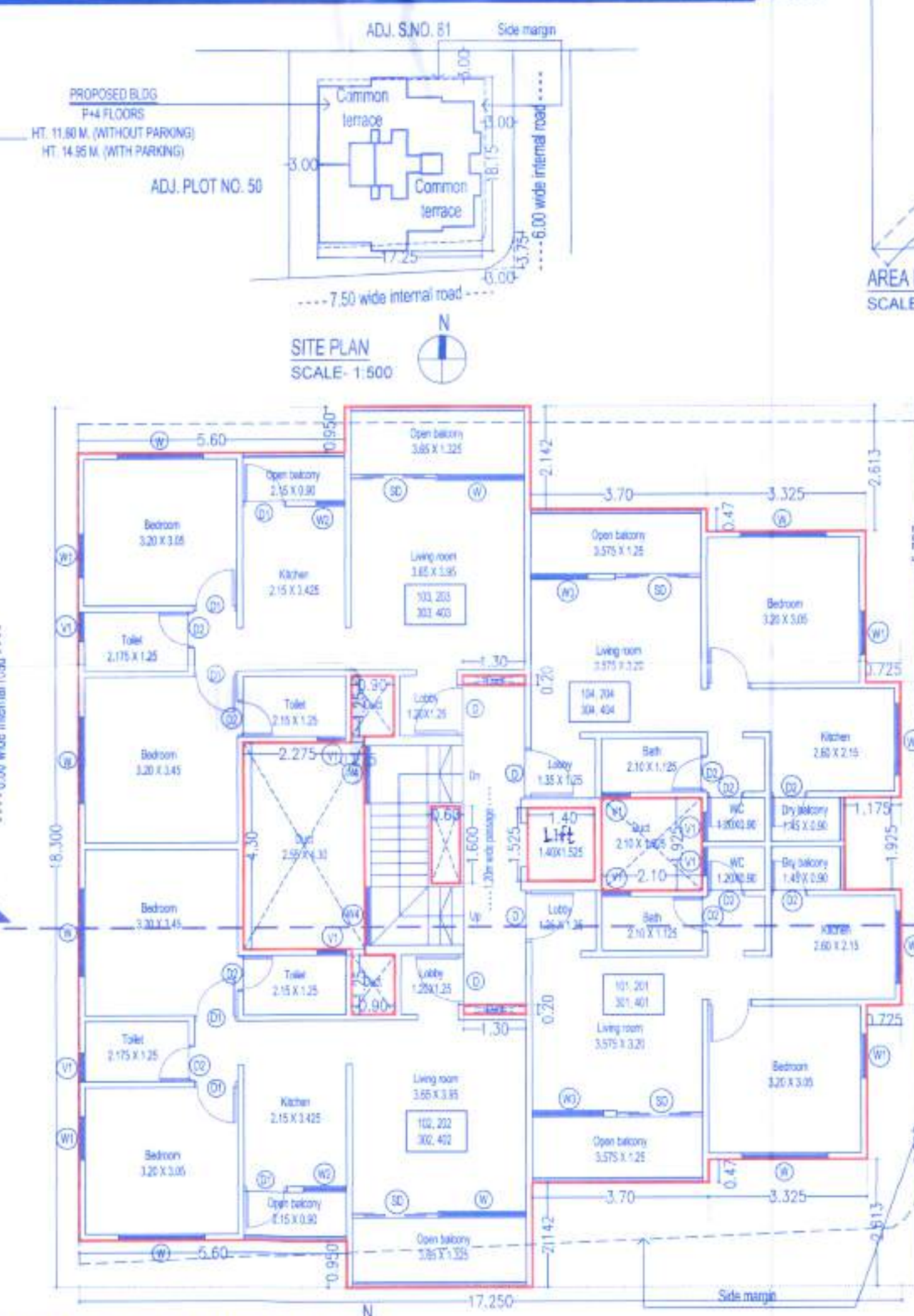
SOUTH SIDE ELEVATION SCALE- 1:100



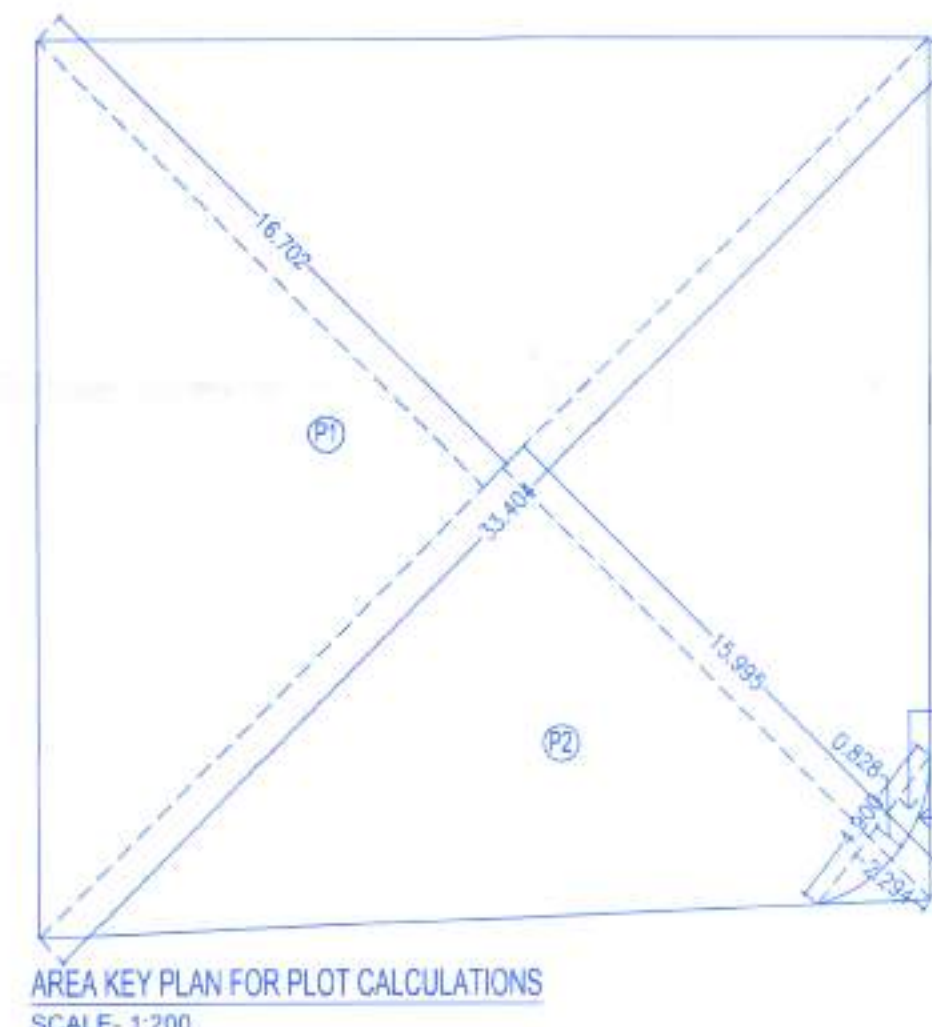
SECTION SS SCALE- 1:100



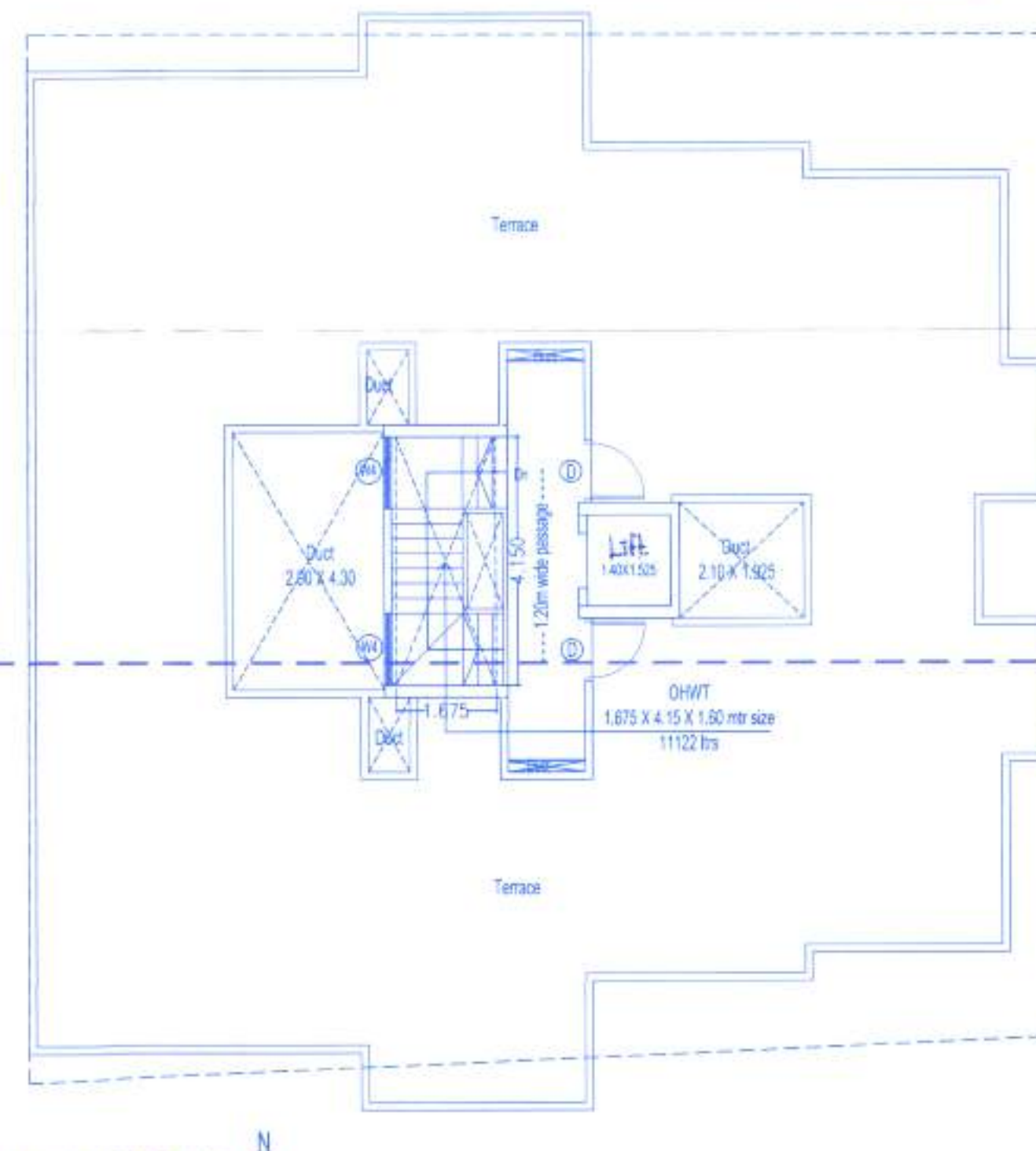
PARKING PLAN SCALE- 1:100



TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE- 1:100



AREA KEY PLAN FOR PLOT CALCULATIONS SCALE- 1:200



TERRACE FLOOR PLAN SCALE- 1:100

Stamp of Approval of plans

New Dt - 22/07/2022

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1072/22 DATE

Building Inspector Deputy Engineer Building Development Department



PROFORMA

Area Statement	Sq.Mt
1 Area of plot as per 7/12 (Min to be considered)	558.00
(a) As per ownership document (7/12, CTS extract)	558.00
(b) As per measurement sheet	558.00
(c) As per site	546.11
2 Deductions for	
a) Proposed D.P./D.P. road widening area / service road / highway widening	.....
b) 6.00 m wide internal road widening	.....
c) 6.00 to 9.00 m wide internal road widening	2.90
(Total of a+b+c)	2.90
3 Balance area of plot (1-2)	546.11
4 Amenity space (if applicable)	.....
a) Required	.....
b) Adjustment of 2(b), if any -	.....
c) balance proposed	.....
5 Net plot area (3-4(c))	546.11
6 Recreational open space (if applicable)	.....
a) Required	.....
a) Proposed	.....
6 Service road and Highway widening	.....
7 Internal Road area	.....
8 Ploteable area (if applicable)	.....
9 Built up area with reference to basic FSI as per road width (as per 5 X 1.1)	600.72
10 Addition of FSI on payment of premium	.....
a) Maximum permissible premium FSI - base on road width / TOD zone	.....
b) Proposed FSI on payment of premium	.....
11 In-situ FSI / TDR loading	.....
a) In-situ area against DP road (2.0 X sr.no. 2(a), if any	.....
b) In-situ area against amenity space if handed over (2.00 or 1.85 X sr.no. 4 (b) and for (c))	.....
c) TDR area	.....
d) Internal road area (74.55 X 1.1)	.....
e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	.....
12 Additional FSI area under chapter no.7	.....
13 Total entitlement of FSI in the proposal	.....
a) [(5+10(a)+11(e)) or 12 whichever is applicable	.....
b) Ancillary area FSI upto 60% to 80% with payment of charges	Permissible 360.43
= 600.72 X 60% = 360.43	Proposed 360.43
c) Total entitlement (a+b)	961.15
14 Maximum utilization limit of FSI (building potential) permissible as per road width (l) as per regulation no 6.1 or 6.2 or 6.3 or 6.4 as applicable (X 1.5 or 1.8)	961.15
15 Total built up area in proposal (excluding area at sr.no. 17b)	.....
a) Existing built up area previously sanctioned	.....
b) Proposed built up area commercial (as per P line)	.....
c) Proposed built up area residential (as per P line)	960.84
d) Total (a+b+c)	960.84
16 FSI consumed (15/13) (should not be more than sr.no. 14 above)	0.999
17 Area for inclusive housing, if any	.....
a) Required (20% of sr.no. 5)	.....
b) Proposed	.....

CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.

Sign of the Architect

LEGEND

Plot Boundary - Black	Water line - Black Dotted
Proposed Work - Red	Existing to be retained - Hatched
Drainage Lines - Red Dotted	Demolitions - Yellow hatched

Owner's & Project Name

(PAH) SV associates through Smt. Ashwini Balkwade and Mr. Vitthal Yempure

Project Address

Proposed residential building on plot no. 51, s.no. 80/1A/B, Varanasi society, Warje - 58

Plot No.	Drawn & Rev.	Scale	Drawn by	Checked by	Date
A-013	C-001	1:100	ST	ST	15/07/22

Architect's Signature



Mr Sumit Turambekar Architects and interior designer

Flat no. 105, Ruti-Vihar Building, Varanasi Housing Society, Warje, Pune - 411058

Owner's Signature

Mr. Vitthal Yempure

Smt. Ashwini Balkwade

Status : For Sanction