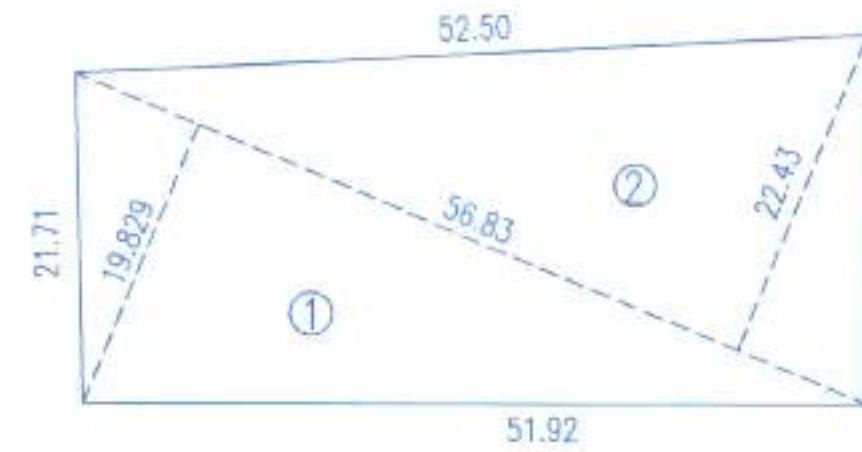


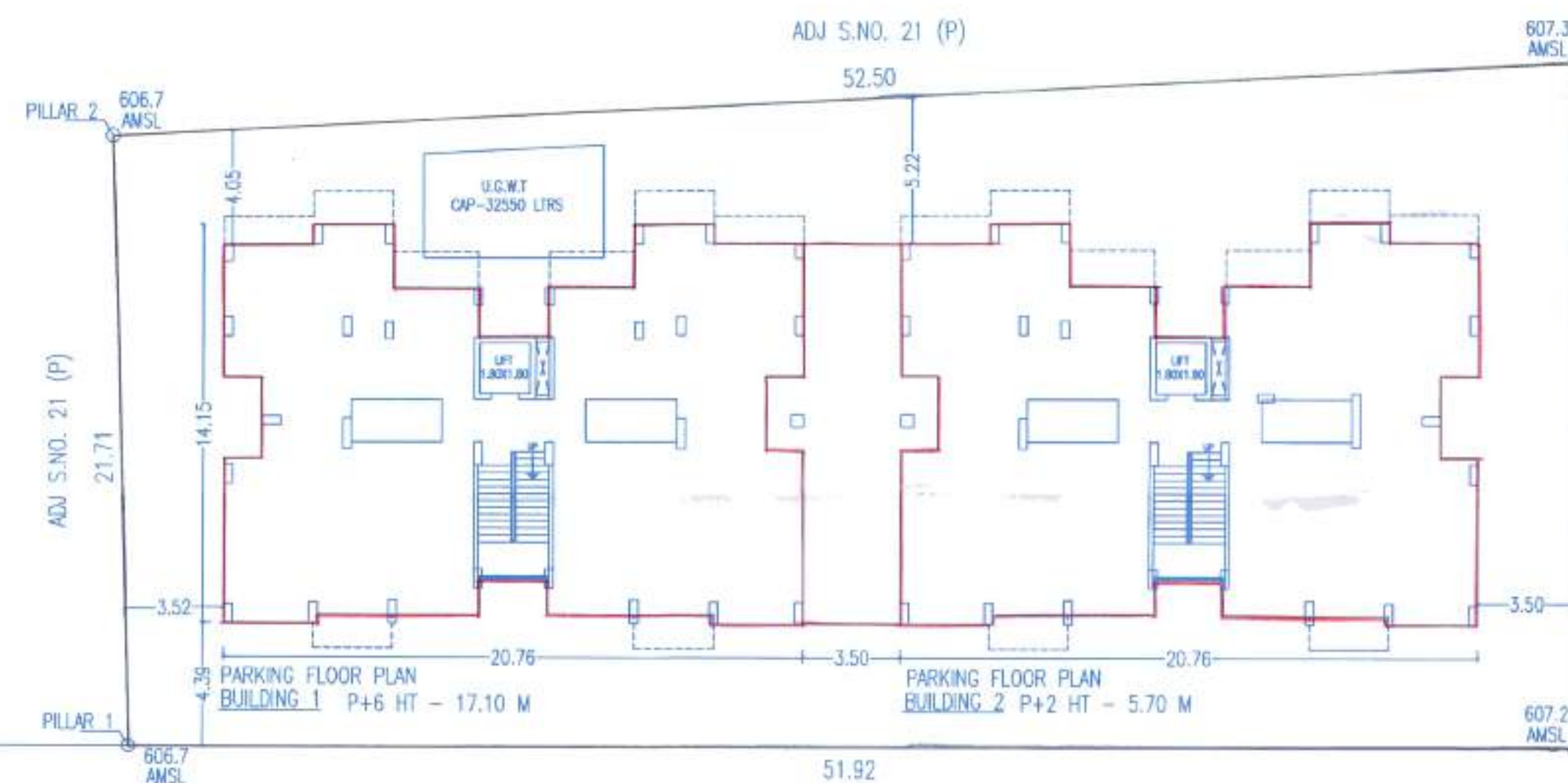


PLOT AREA CALCULATION BY TRIANGULATION

PLOT AREA CALCULATION BY TRIANGULATION				
1	0.5	X	19.829	X 56.83 = 563.44 SQ.M.
2	0.5	X	22.43	X 56.83 = 637.35 SQ.M.
TOTAL				= 1200.79 SQ.M.



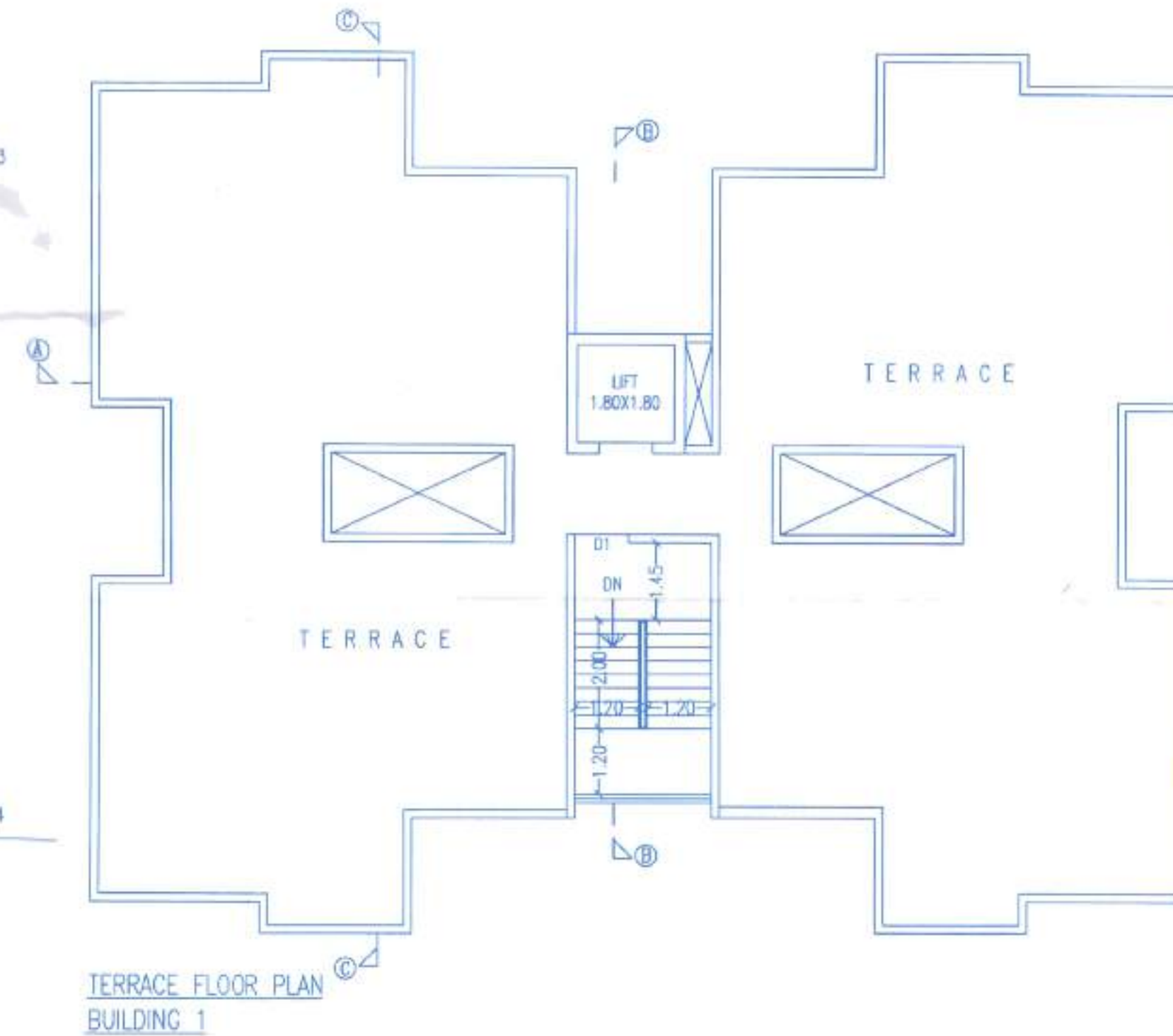
LOCATION PLAN



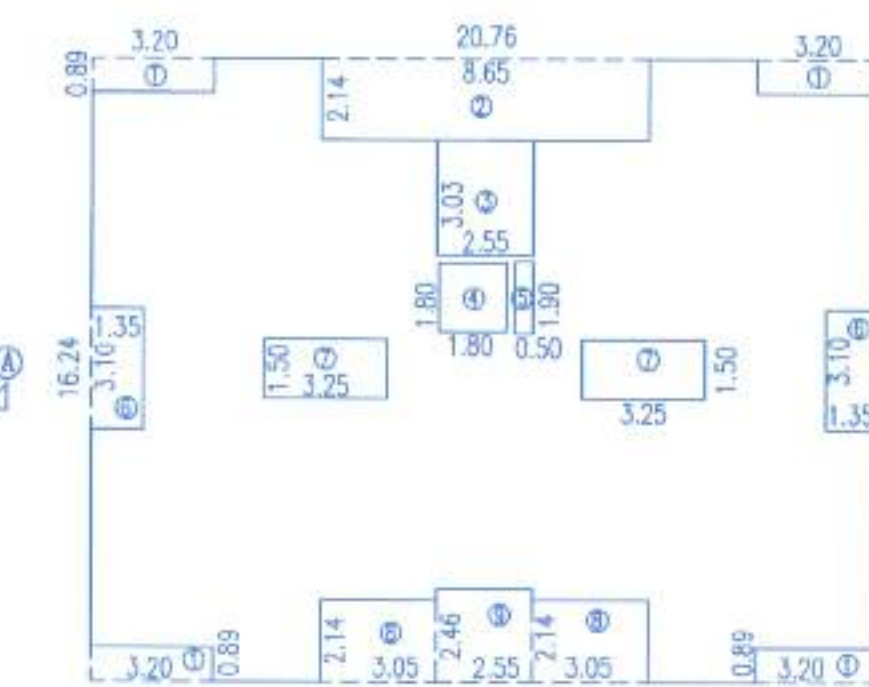
LAYOUT PLAN
SCALE-1:200



12 M WIDE DP ROAD



TERRACE FLOOR PLAN
BUILDING 1



AREA KEY PLAN BUILDING 1
FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR

AREA CALCULATIONS BUILDING 1 FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR				
A	20.76	X	16.24	= 337.14 SQ.M.
DEDUCTIONS				
1	3.20	X	0.89	X 4 = 11.39 SQ.M.
2	8.65	X	2.14	X 1 = 18.51 SQ.M.
3	2.55	X	3.03	X 1 = 7.73 SQ.M.
4	1.80	X	1.80	X 1 = 3.24 SQ.M.
5	0.50	X	1.90	X 1 = 0.95 SQ.M.
6	3.10	X	1.35	X 2 = 8.37 SQ.M.
7	1.50	X	3.25	X 2 = 9.75 SQ.M.
8	3.05	X	2.14	X 2 = 13.05 SQ.M.
9	2.55	X	2.46	X 1 = 6.28 SQ.M.
TOTAL DEDUCTIONS				= 79.27 SQ.M.
NET AREA				= 257.87 SQ.M.

F.S.I. STATEMENT (BUILDING 1)

FLOOR	AREA
FIRST FL.	257.87 SQ.M.
SECOND FL.	257.87 SQ.M.
THIRD FL.	257.87 SQ.M.
FOURTH FL.	257.87 SQ.M.
FIFTH FL.	257.87 SQ.M.
SIXTH FL.	257.87 SQ.M.
TOTAL	1547.22 SQ.M.

F.S.I. STATEMENT (BUILDING 2)

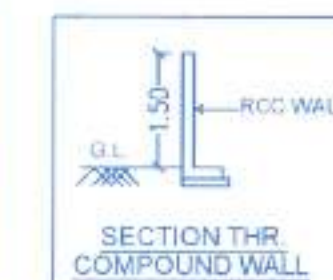
FLOOR	AREA
FIRST FL.	257.87 SQ.M.
SECOND FL.	257.87 SQ.M.
TOTAL	515.74 SQ.M.

F.S.I. STATEMENT		
BUILDING	PROPOSED RESIDENTIAL FSI (SQ M)	TENEMENTS
BUILDING 1	1547.22	24
BUILDING 2	515.74	8
TOTAL BU AREA	2062.96	32

WATER CALCULATIONS
BLDG 1

O.H. WATER TANK REQUIRED =
24 X 5 X 135 = 16200 LTRS.
FOR FIRE = 10000 LTRS.
O.H. TANK PROVIDED = 26200 LTRS.
U.G. WATER TANK REQUIRED =
16200 X 1.5 = 24300 LTRS.
U.G. TANK PROVIDED = 24300 LTRS.

SCHEDULE OF OPENING				
W - 1.50 X 1.50	FD - 1.80 X 2.10			
W1 - 1.48 X 1.50	D1 - 1.00 X 2.10			
W2 - 1.20 X 0.90	D2 - 0.90 X 2.10			
V - 0.60 X 0.90	D3 - 0.75 X 2.10			



SECTION THRU
COMPOUND WALL

AREA CALCULATIONS		SQM.
1. Area of plot (Minimum area of a, b, c to be considered)		
(a) As per ownership document (7/12, CTS extract)		1200.79
(b) As per measurement sheet Area of plot considered for calculation		1200.79
(c) as per site		1200.79
(d) Area of plot (After sub division)		---
2 Deductions for		
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening		0.00
(b) BDP reservation		---
(Total a+b)		0.00
3. Balance area of plot (1-2)		1200.79
4. Amenity Space (if applicable)		
(a) Required -		---
(b) Adjustment of 2(b), if any -		---
(c) Balance Proposed -		0.00
5. Net Plot Area (3-4 (c))		1200.79
6. Recreational Open space 10%		
(a) Required -		0.00
(b) Proposed -		0.00
7. Internal Road widening area		0.00
8. Plottable area (if applicable)		---
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x1.10)		1320.87
10. Addition of FSI on payment of premium		0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone (Sr. No 3 x 0.5)		600.40
(b) Proposed FSI on payment of premium. 12m wide road FSI 0.50		0.00
11. In-situ FSI / TDR loading		0.00
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any		0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)]		0.00
(c) TDR area (Sr. No 3 x 0.65)		780.51
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		0.00
12. Additional FSI area under Chapter No. 7 (ROAD FSI)		
13. Total entitlement of FSI in the proposal		2701.78
(a) [9]		1320.87
(b) Ancillary Area FSI upto 60% or 80% with payment of charges		792.52
(c) Total entitlement (a+b)		2113.39
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		0.00
15. Total Built-up Area in proposal (excluding area at Sr.No.10a,11c)		2113.39
(a) Existing Built-up Area		0.00
(b) Proposed Built-up Area (as per "line")		2062.96
(c) Total (a+b)		2062.96
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		0.00
17. Area for Inclusive Housing, if any		0.00
(a) Required (20% of Sr.No 5)		0.00
(b) Proposed		0.00
Certificate of Area: Certified that the plot under reference was surveyed by me on _____ 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) MANOHAR YERAWAR		
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 _____ ANIL GOPAL GANDHI (P.A.) FOR VENKATESH ASSOCIATES		
PROJECT :- PROPOSED WORK AT S. NO. 21, HISSA NO. 10/1(P), 17(P), 18(P), PLOT NO. 2, DHAYRI, TAL. HAVELI, DIST. PUNE.		
NAME ADDRESS & SIGNATURE OF OWNER :- ANIL GOPAL GANDHI (P.A.) FOR VENKATESH ASSOCIATES		
MANOHAR YERAWAR ARCHITECTS & ENGINEERS 655, SHIVAJINAGAR, PUNE - 4.		
JOB NO.	DRG.NO.	SCALE
	YOGESH	M.N.Y.
DRAWN BY	CHECKED BY	DATE
		24.12.2021
REC. NO. OF ARCHITECT		CA/98/23618