PROFORMA- I

PROPOSED RESIDENTIAL APARTMENT AT **SURVEY NO. 476/1**, PLOT NO. 2 AT KUPWAD , TAL. MIRAJ,DIST. SANGLI.

Stamps of Approval of Plans :

कार्यालय प्रत्यार्थ शहर नगरपालिका

कार्यालय प्रत्यार्थ क्र. ३१/५९/२०१८ दि. 6/8/18

मंजीत अटीनुसार नकाशात 6/8/18

रंगाचे दुरुस्ती केलेला नकाशे प्रमाणित दिला

6/8

नगररचनाकार
सांगली, मिरज आणि कुपवाड
शहर महानगरपालिका

स्थळ प्रतिच्या पे.क्रमांक / जमाबंदी
दोनी स्वाक्षरी आणि.

BALCONY AREA STATEMENT -

FLOOR	PROPOSED BUILT UP AREA	PER. BALCONY 15 %	PROPOSED OPEN BALCONY AREA IN SQ.M.	EXCESS BALCONY AREA
TYPICAL 1st, 2nd, 3rd FLOOR	156.15 SQ.M.	23.42 SQ.M.	1.00 X 2.20 X 7 = 15.40 1.00 X 3.06 = 3.06 1.85 X 1.00 X 2 = 3.70 TOTAL = 22.16	-----
4th FLOOR	119.80 SQ.M.	17.97 SQ.M.	1.00 X 2.20 X 5 = 11.00 1.00 X 3.06 = 3.06 1.85 X 1.00 = 1.85 TOTAL = 15.91	-----
5th FLOOR	37.64 SQ.M.	5.64 SQ.M.	1.00 X 2.00 X 2 = 4.00 1.60 X 1.00 = 1.60 TOTAL = 5.60	-----
TOTAL		93.87 SQ.M.	[22.16 X 3] + 15.91 + 5.60 i.e.= 87.99 SQ.M.	-----

AREA DETAILS OF FLAT / UNIT [FORM OF STATEMENT] -

FLOOR NO.	FLAT / UNIT NO.	B/UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE PASSAGES COUNTED IN B/UP	AREA OF BALCONY ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (3 + 4)
1	2	3	4	5
TYPICAL 1st, 2nd, 3rd FLOOR	101/201/301	45.08	5.26	50.34
	102/202/302	36.81	6.25	43.06
	103/203/303	37.42	6.25	43.67
	104/204/304	36.84	4.40	41.24
4th FLOOR	401	45.32	5.26	50.58
	403	37.64	6.25	43.89
	404	36.84	4.40	41.24
5th FLOOR	503	37.64	5.60	43.24

PARKING STATEMENT FOR PROPOSED BUILDING (AS PER ' D ' CLASS) -

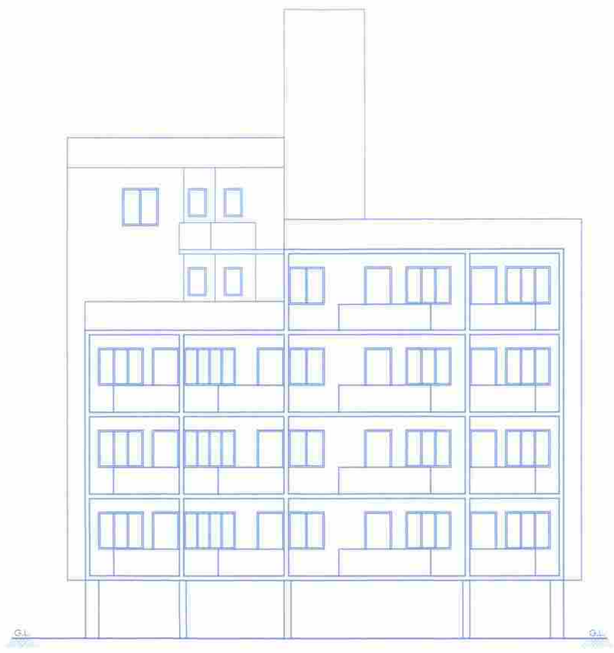
TYPE	REQUIRMENT AS PER BYE LAWS			NO OF TENEMENT PROPOSED	REQUIRMENT AS PER PLAN			PROVIDED		
	4wh	2wh	cycle		4wh	2wh	cycle	4wh	2wh	cycle
RESIDENTIAL 1) 4 teniements each having carpet area less than 40 sq.m.	01	05	05	16	04	20	20	05	20	22
2) Visitors Parking 5% Of Provided Parking					01	01	01	01	01	01
TOTAL					05	21	21	06	21	23

SCHEDULE OF DOORS & WINDOWS -

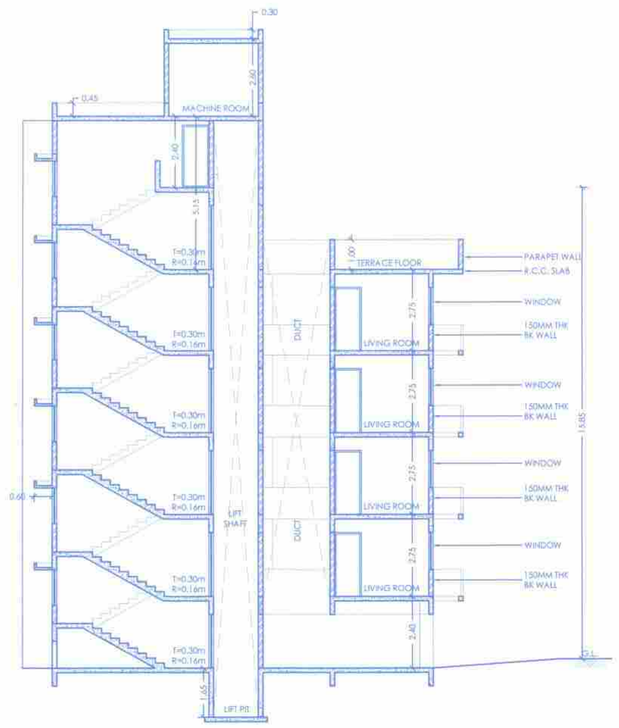
TYPE	SIZE	DESCRIPTION
D1	0.95 X 2.15	T.W. DOOR
D2	0.90 X 2.15	T.W. DOOR
D3	0.75 X 2.15	T.W. FLUSH DOOR
W1	1.80 X 1.25	ALLU.GLAZED WINDOW
W2	1.50 X 1.25	ALLU.GLAZED WINDOW
W3	1.20 X 1.25	ALLU.GLAZED WINDOW
W4	0.90 X 1.25	ALLU.GLAZED WINDOW
V1	0.60 X 0.90	ALLU.VENTILATOR

AREA STATEMENT -

A] AREA OF PLOT	447.08 SQ.M.
B] F.S.I PERMISSIBLE (1.1 X 447.08)	491.78 SQ.M.
C] F.S.I WITH PAYMENT OF PREMIUM 0.30 ON (A)	134.12 SQ.M.
PERMISSIBLE B/UP AREA (B + C)	625.90 SQ.M.
PROPOSED B/UP AREA OF FIRST FLOOR	156.15 SQ.M.
PROPOSED B/UP AREA OF SECOND FLOOR	156.15 SQ.M.
PROPOSED B/UP AREA OF THIRD FLOOR	156.15 SQ.M.
PROPOSED B/UP AREA OF FOURTH FLOOR	119.80 SQ.M.
PROPOSED B/UP AREA OF FIFTH FLOOR	37.64 SQ.M.
TOTAL BUILT UP AREA	625.89 SQ.M.
F.S.I CONSUMED	1.39

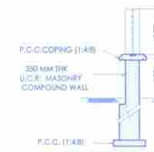


ELEVATION
SCALE=1:100

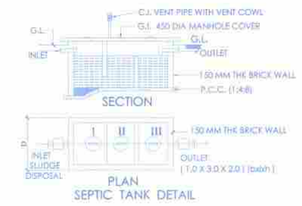


SECTION AT AA'
SCALE=1:100

SECTION AT BB'
SCALE=1:100

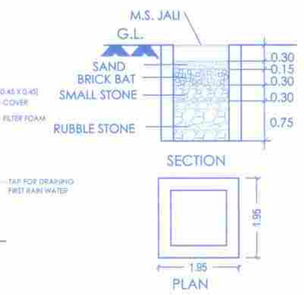


COMPOUND WALL DETAIL

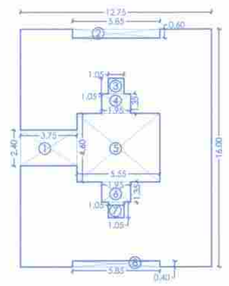


SECTION
PLAN
SEPTIC TANK DETAIL

SECTION FOR RAIN WATER HARVESTING



SECTION
PLAN
RAIN WATER HARVESTING



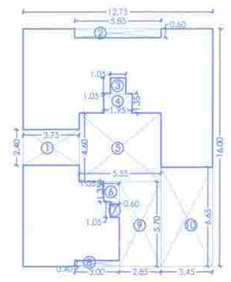
TYPICAL 1ST , 2ND & 3RD FLOOR BLOCK PLAN
SCALE=1:200

BLOCK PLAN=
12.75 X 16.00 = 204.00 SQ.M.

DEDUCTION =
1) 2.40 X 3.75 = 9.00 SQ.M.
2) 5.85 X 0.60 = 3.51 SQ.M.
3) 1.05 X 1.05 = 1.1025 SQ.M.
4) 1.95 X 1.35 = 2.63 SQ.M.
5) 5.55 X 4.60 = 25.53 SQ.M.
6) 1.95 X 1.35 = 2.63 SQ.M.
7) 1.05 X 1.05 = 1.1025 SQ.M.
8) 5.85 X 0.40 = 2.34 SQ.M.

TOTAL DEDUCTION = 47.85 SQ.M.

TOTAL AREA OF BLOCK PLAN=
204.00 - 47.85 = 156.15 SQ.M.



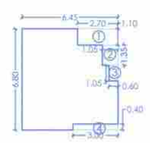
FOURTH FLOOR BLOCK PLAN
SCALE=1:200

BLOCK PLAN=
12.75 X 16.00 = 204.00 SQ.M.

DEDUCTION =
1) 2.40 X 3.75 = 9.00 SQ.M.
2) 5.85 X 0.60 = 3.51 SQ.M.
3) 1.05 X 1.05 = 1.10 SQ.M.
4) 1.95 X 1.35 = 2.63 SQ.M.
5) 5.55 X 4.60 = 25.53 SQ.M.
6) 1.05 X 1.05 = 1.42 SQ.M.
7) 0.60 X 1.05 = 0.63 SQ.M.
8) 3.00 X 0.40 = 1.20 SQ.M.
9) 2.85 X 5.70 = 16.24 SQ.M.
10) 3.45 X 6.65 = 22.94 SQ.M.

TOTAL DEDUCTION = 84.20 SQ.M.

TOTAL AREA OF BLOCK PLAN=
204.00 - 84.20 = 119.80 SQ.M.



FIFTH FLOOR BLOCK PLAN
SCALE=1:200

BLOCK PLAN=
6.45 X 6.80 = 43.86 SQ.M.

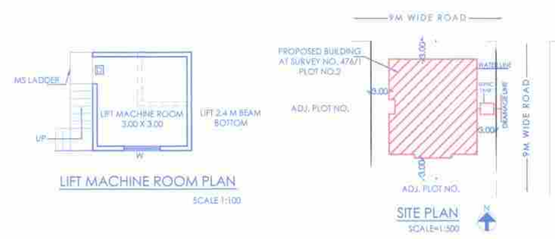
DEDUCTION =
1) 2.70 X 1.10 = 2.97 SQ.M.
2) 1.05 X 1.35 = 1.42 SQ.M.
3) 0.60 X 1.05 = 0.63 SQ.M.
4) 3.00 X 0.40 = 1.20 SQ.M.

TOTAL DEDUCTION = 6.22 SQ.M.

TOTAL AREA OF BLOCK PLAN=
43.86 - 6.22 = 37.64 SQ.M.

COLOR NOTE:

PLOT BOUNDRY SHOWN IN	BLACK
PROPOSED WORK SHOWN IN	RED FILLED IN
SEPTIC TANK / DRAINAGE LINE SHOWN IN	RED DOTTED
WATER LINE SHOWN IN	BLUE DOTTED



LIFT MACHINE ROOM PLAN
SCALE 1:100

SITE PLAN
SCALE=1:300

A	AREA STATEMENT	SQM
1.	AREA OF THE PLOT	
	a) As per ownership documents (7/12, CTS extract)	447.08
	b) As per measurement sheet	----
	c) As per site	----
2.	DEDUCTIONS FOR	
	a) Proposed D.P. / D.P. Road widening Area	----
	b) Any D.P. Reservation Area	----
	c) Natural Water course Area	----
	(Total a + b + c)	----
3.	Gross Area of Plot (1 - 2)	447.08
4.	Recreational Open Space -	
	a) Required -	----
	b) Proposed -	----
5.	Amenity Space -	
	a) Required -	----
	b) Proposed -	----
6.	Service Road and Highway widening	----
7.	Internal Road area	----
8.	Net Area Of Plot = [3 - 5 (b)] [For Basic F.S.I. = 1.00]	447.08
9.	Builtup area with reference to Basic F.S.I. as per front road width [Sr.no. 8 x 1.10]	491.78
10.	Addition of area for F.S.I.	
	a) In-situ area against D.P. road [1.85x sr.no. 2 (a)], if any	----
	b) In-situ area against Amenity Space [2.00 or 1.85x sr.no. 5 (b)].	----
	c) Premium F.S.I. area (subject to maximum of 0.3 of sr.no. 8)	134.12
	d) T.D.R. area	----
	e) Additional F.S.I. area under chapter V	----
	(Total a + b + c + d +e)	134.12
11.	Total area available (9 +10)	625.90
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 26.3)	1.80
13.	Total Built-up Area in proposal. (excluding area at sr. no. 15.b)	
	a) Existing Built-up Area.	----
	b) Proposed Built-up Area.	625.89
	c) Excess Balcony area counted in F.S.I.	----
	d) Excess Double Height terraces area counted in F.S.I.	----
	(Total a + b + c + d)	625.89
14.	F.S.I. Consumed (13 / 8)(should not be more than serial no. 12 above)	1.39
15.	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no 9)	----
	b) Proposed	----

CERTIFICATE OF AREA — STATED ON PLAN

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYEDBY ME ON DT:-21/09/17 AND THE DIMENSIONS OF SIDES ETC. OF PLOT ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

Signature of Architect/ Licensed Engineer/ Structural Engineer/ Supervisor

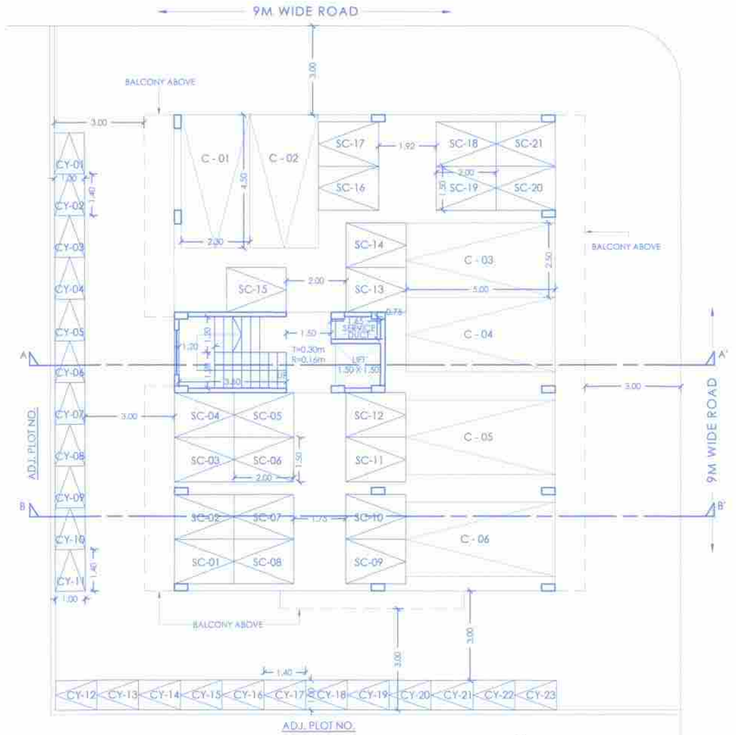
OWNER'S DECLARATION -

I / We undersigned hereby confirm that I / We would abide by plans sanctioned by Sangli Muncipal Corporation. I / We would execute the structure as per sanctioned 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. DIPAK VASANTRAO SURYAWANSHI BY POA HOLDER SANTOSH BHAGVAN ASHTHEKAR .

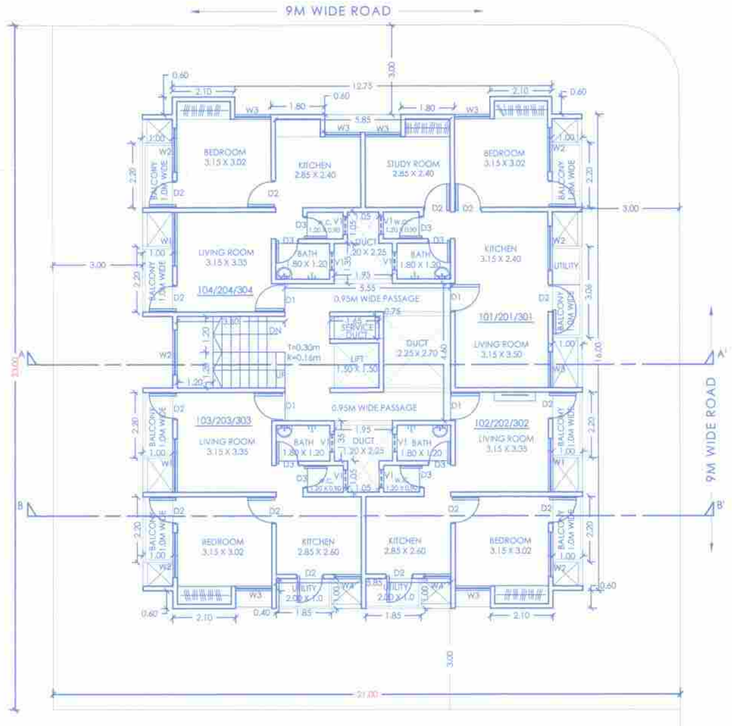
LICENSED ENGINEER SIGN.

S.M.K.C. M.T.P./E-49 Consulting Engineer

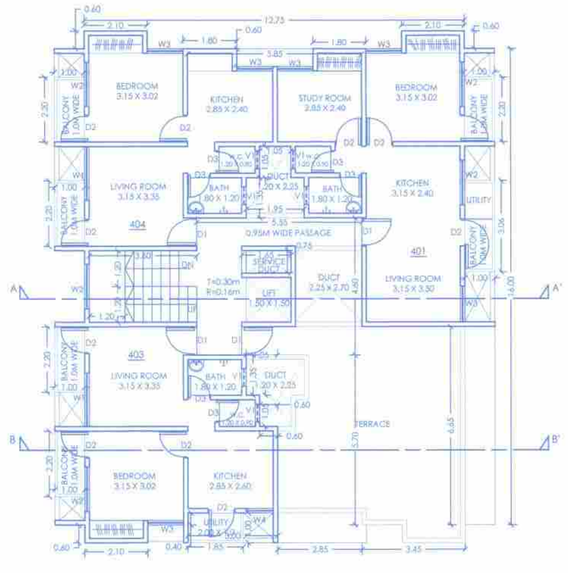
DATE	DRG. NAME	NORTH
16/11/2017	MUNCIPAL DRAWING	



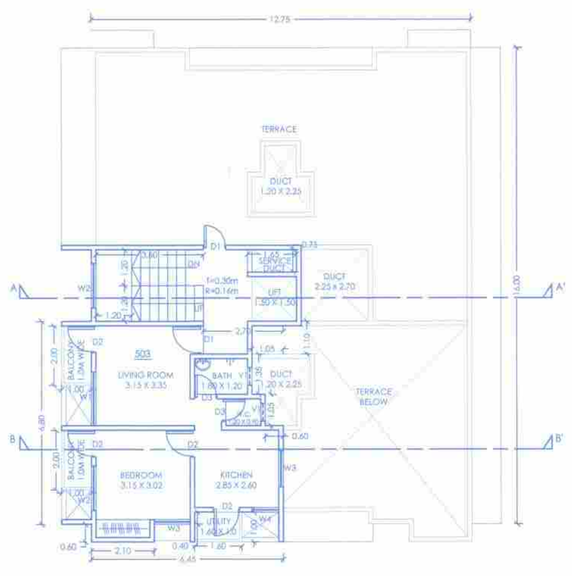
PARKING FLOOR PLAN
SCALE=1:100



TYPICAL FLOOR PLAN
[1st, 2nd & 3rd FLOOR]
SCALE=1:100



FOURTH FLOOR PLAN
SCALE=1:100



FIFTH FLOOR PLAN
SCALE=1:100