

F.S.I. STATEMENT

TYPE OF BLDG	BASEMENT PARK FL	PARK FL	1ST FL (SQM.)	2ND FL (SQM.)	3RD FL (SQM.)	4TH FL (SQM.)	5TH FL (SQM.)	6TH FL (SQM.)	7TH FL (SQM.)	8TH FL (SQM.)	9TH FL (SQM.)	10TH FL (SQM.)	11TH FL (SQM.)	12TH FL (SQM.)	13RD FL (SQM.)	14TH FL (SQM.)	TOTAL AREA
A (RESI)	40.42	74.75	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	6151.27
B (RESI)	40.42	68.03	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	363.38	5195.77
C (RESI)	40.42	74.75	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	431.15	6151.27
TOTAL																	17498.31

TOTAL GROSS B'UP AREA = 17377.05 + 72.18 = 17449.23 SQM.

TENEMENT STATEMENT

TYPE OF BLDG	PARK FL	1ST FL (SQM.)	2ND FL (SQM.)	3RD FL (SQM.)	4TH FL (SQM.)	5TH FL (SQM.)	6TH FL (SQM.)	7TH FL (SQM.)	8TH FL (SQM.)	9TH FL (SQM.)	10TH FL (SQM.)	11TH FL (SQM.)	12TH FL (SQM.)	13RD FL (SQM.)	14TH FL (SQM.)	TOTAL TENEMENT
A (RESI)	04	04	04	04	04	04	04	04	04	04	04	04	04	04	04	56
B (RESI)	04	04	04	04	04	04	04	04	04	04	04	04	04	04	04	56
C (RESI)	04	04	04	04	04	04	04	04	04	04	04	04	04	04	04	56
TOTAL																168

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK:-

RESIDENTIAL

= 168 TENEMENTS x 135 LTRS. x 5 PERSONS
= 113400 LTRS.

REQUIRED = 188400 LTRS.

PROPOSED = 189000 LTRS.

U.G. WATER TANK :- 113400 x 1.50

= 170100 + 225000 (FIRE FIGHTING)

REQUIRED = 395100 LTRS.

PROPOSED = 395500 LTRS.

S.T.P. CALCULATION

NO OF TENEMENTS RESIDENTIAL = 168

NO OF PERSON = 168 x 5 = 840 PERSONS

REQUIREMENT OF S.T.P.

FOR RESIDENTIAL BLDG.

840 PERSONS x 135 LTRS. = 113400 LTRS.

113400 LTRS. x 85% LTRS. = 96390 LTRS.

96390 LTRS. / 1000 SAY = 96 CUM

TOTAL S.T.P PROVIDED = 96 CUM

AREA STATEMENT (ADDITIONAL REQUIREMENT FOR HOUSING SCHEME)

	PARK FL (SQM.)
SOCIETY OFFICE DRIVER ROOM FITNESS CENTER CRECHE SANITARY BLOCK FOR SERVANTS	72.18
TOTAL	72.18

PARKING STATEMENT

AS PER TABLE NO 88 SR NO. 1 (BLDG ABC)

	CAR	SCOOTER
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 112) (1:5)	56	280
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 56) (1:3)	56	168
REQUIRED	112	448

TOTAL PARKING STATEMENT

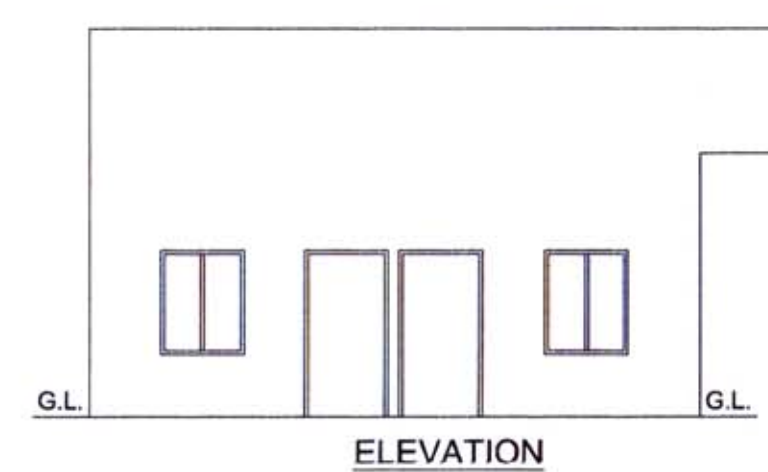
	CAR	SCOOTER
TOTAL RESI	112	448
ADDITION 5% VISITOR PARKING	6	22
REQUIRED	118	470

	CARS	SCOOTER
REQUIRED	118	470
PROVIDED	123	477

REFUGE AREA STATEMENT

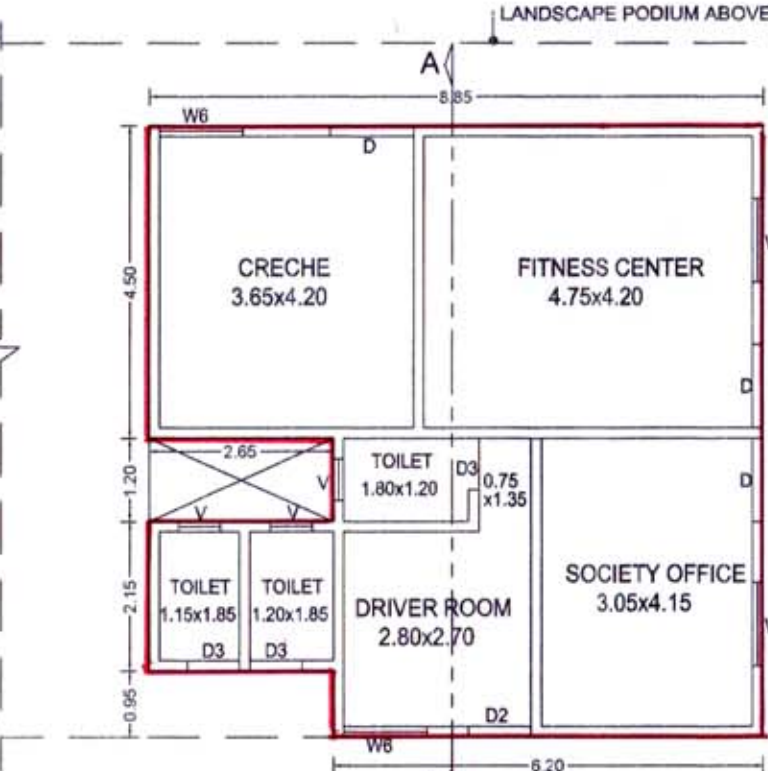
TYPE OF UNIT/BLDG	REQUIRED REFUGE AREA (IN SQM.)	PROPOSED REFUGE AREA (IN SQM.)
BLDG- A	18.00	28.25
BLDG- B	18.00	25.25
BLDG- C	18.00	28.25

SOCIETY OFFICE, DRIVER ROOM, FITNESS CENTER, CRECHE, SANITARY BLOCK FOR SERVANTS (ADDITIONAL REQUIREMENT FOR HOUSING SCHEME)

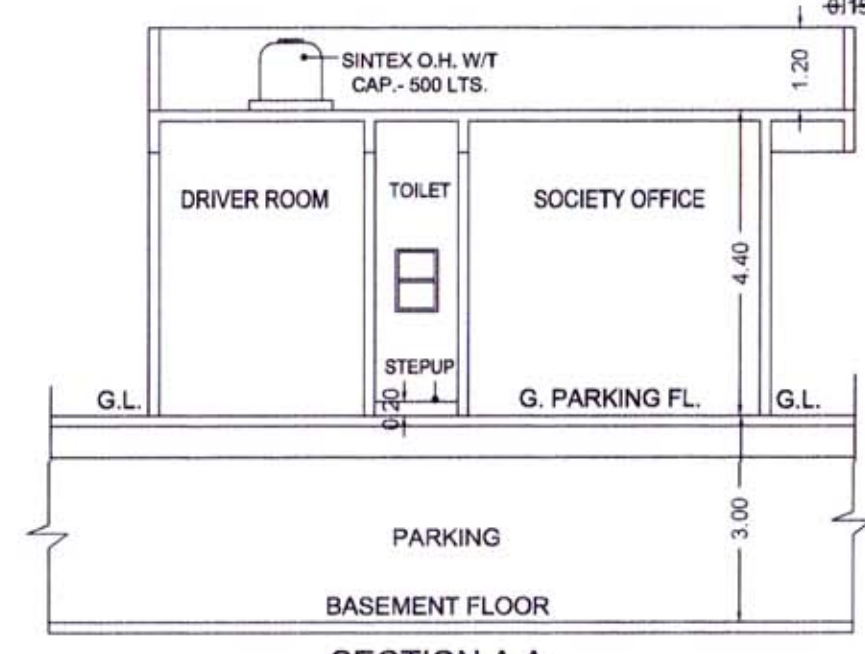


PARKING / GROUND FLOOR AREA KEY PLAN (SCALE-1:200)

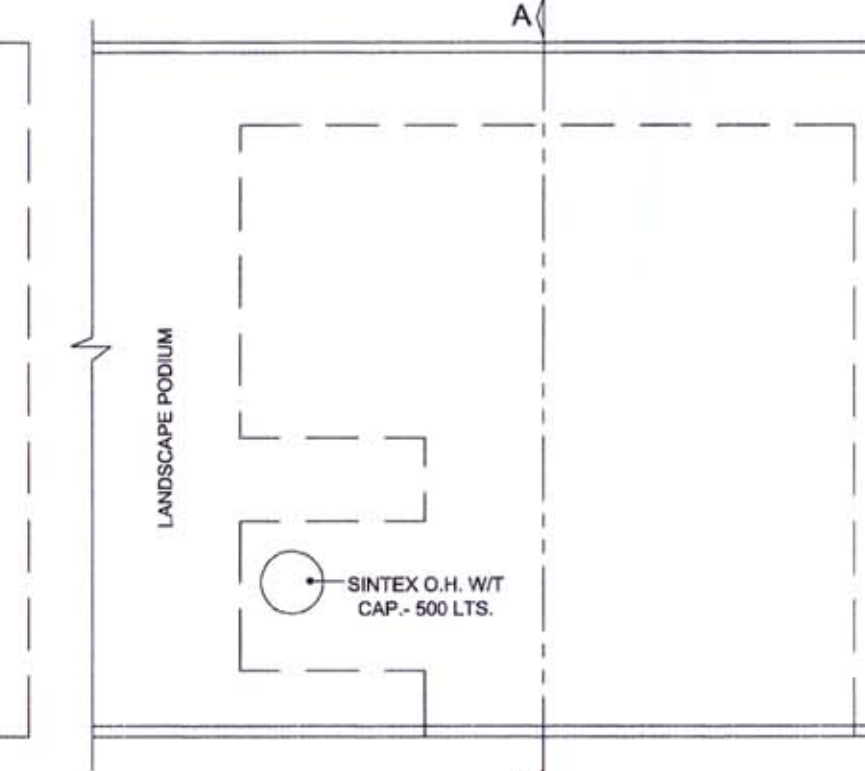
Polygon	Area
A-Block	77.88
01	5.70
Total	72.18



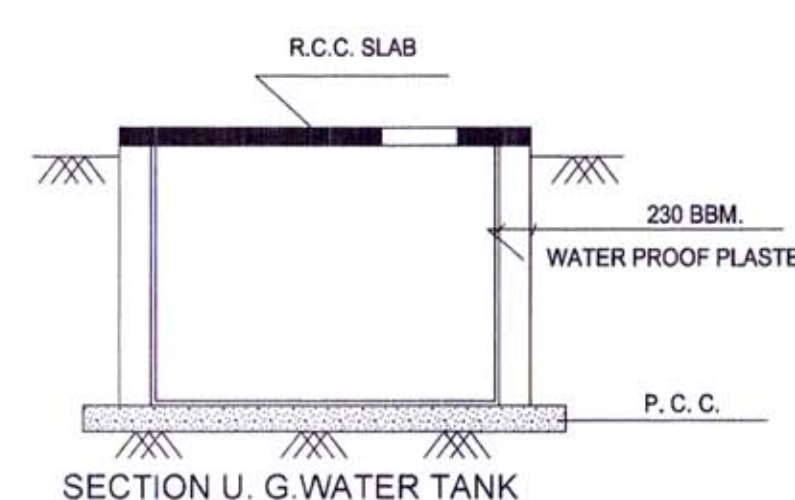
PARKING / GROUND FLOOR PLAN



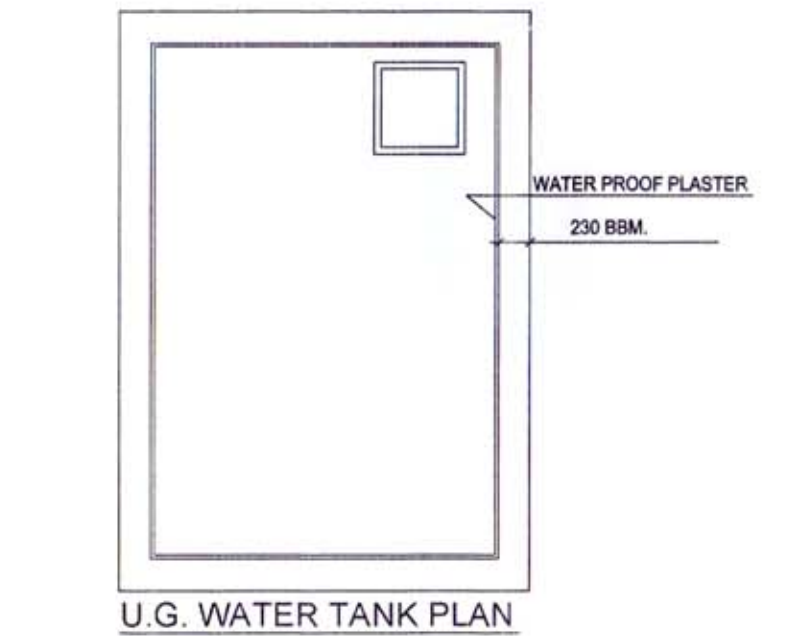
SECTION A A



LANDSCAPE PODIUM PLAN



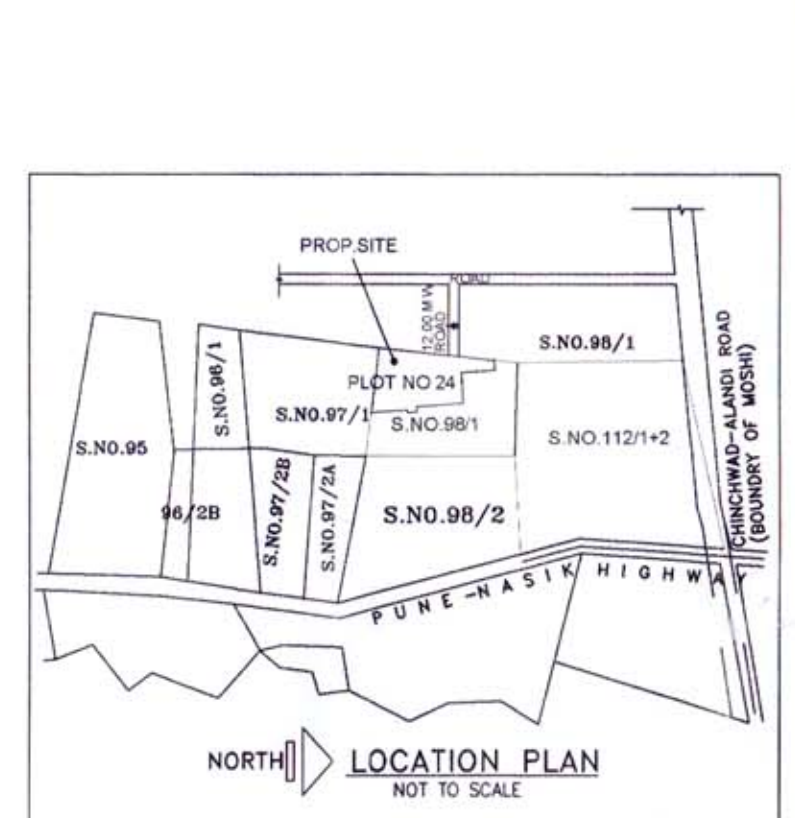
SECTION U.U.G. WATER TANK



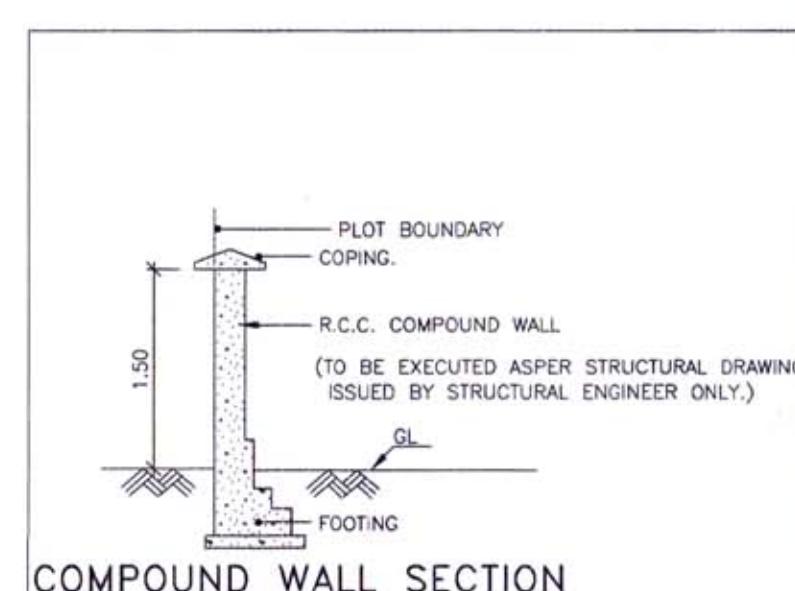
U.G. WATER TANK PLAN

NOTE:- THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

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LOCATION PLAN



COMPOUND WALL SECTION

STAMP OF APPROVAL



AREA STATEMENT

1. Area of plot (9111.00 + 5588.23 + 1486.91) Net Plot Internal Road Open Space (Minimum area of a, b, c to be considered) (as per sub-division)	16186.14	SQM.
a) As per ownership document (7/12, CTS extract)		
b) As per measurement sheet		
c) As per site		
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening		
b) Any D.P. Reservation Area		
(Total a+b)		
3. Balance area of plot (1-2)	16186.14	SQM.
4. Amenity space (if applicable)		
a) Required		
b) Adjustment of 2(b) if any		
c) Balance proposed		
5. Net plot area (3-4(c))	16186.14	SQM.
6. Recreational Open space (if applicable)		
a) Required		
b) Proposed (as per sub-division)	1486.91	SQM.
7. Internal Road area (as per sub-division)	5588.23	SQM.
8. Ploteable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width (S. No. 3 + 10% S.I.) 16186.14 x 1.10	17804.75	SQM.
10. Addition of FSI on payment of premium		
a) Maximum permissible premium FS-based on road width/700 Zone		
b) Proposed FSI on payment of premium		
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x S.No.3(a)], if any		
b) In-situ area against Amenity space if loaded over [2.00 or 1.80 x S.No.4(b)] and/or (c)]		
c) TDR area		
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]		
12. Additional FSI area under Chapter No.7		
13. Total entitlement of FSI in the proposal	17804.75	SQM.
a) [9+10(b)+(d)] or 12 whichever is applicable		
b) Ancillary Area FSI upto 60% or 80% with payment of charges		
c) Total entitlement (a+b)	17804.75	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width (as per Regulation No.51 or 62 or 63 or 64 as applicable) 1.6 or 1.8		
15. Total Built-up Area in proposal (including area of S. No.15)		
a) Existing Built-up Area		
b) Proposed Built-up Area (as per F-line) 17498.31 + 72.18	17570.49	SQM.
c) Total (a+b)	17570.49	SQM.
16. FSI consumed (15/13) (should not be more than S. No.14 down)		
17. Area for Inclusive Housing, if any		
a) Required [20% of S. No.3]		

Certificate of Area
I certify 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/Licensed Engineer/Supervisor.)

PROJECT

PROPOSED BUILDING ON S. NO. 98/1A, 98/1B,
112/1A/1+2, 112/1B, 112/2, AT BHOSARI,
TAL. HAVELI, PUNE NASIK HIGH-WAY, PUNE.

PLOT 24

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans
approved by Authority/Collector./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 & SIGN.

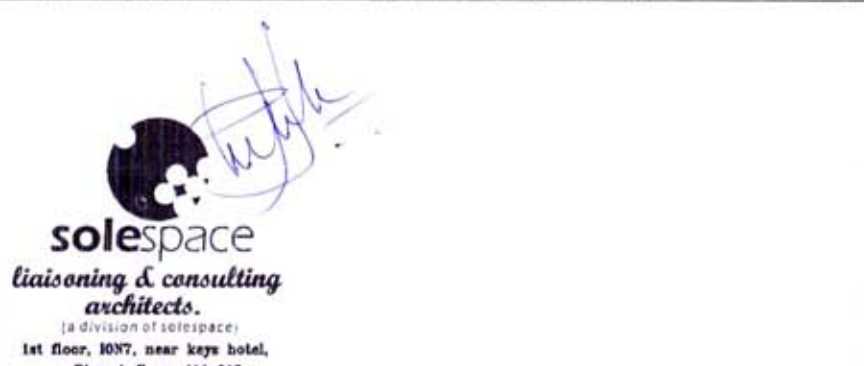
MR. BHUSAHEB BHOIR
FOR SHARDA DEVELOPERS
NARAYAN HUT CO-OP. HSG. SOCIETY

ARCHITECT'S NAME & SIGN

The above mentioned Plans are prepared by me as per UDCPR.

SHASHANK PRAKASH PHADKE

Scale	1:1000	Date	21-05-2021
Orig. No.	M-3	Job No.	
Drawn	Jayashree/Bhushan/Bhushan	Checked	
Inward No.	880/MC/BS/PS/25/005/20	Key No.	
Sheet No.	01/15	Rev No.	



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