

PROPOSED F.S.I. AREA STATEMENT : WING - A & B										
FLOOR NAME	BUILT UP AREA		LIFT AREA		PROP. SHOP	PROP. TENEMENT	GROUND COVERAGE	NO.OF FLOOR	FLOOR HEIGHT	FSI+NON FSI
	COMM.	RESI.	REGU.	FIRE						
LOWER GROUND	743.63	0.00			10	00				
UPPER GROUND/MEZZANINE	484.08	0.00			00	00				
1ST	0.00	932.92			00	08				
2ND	0.00	932.92			00	08				
3RD	0.00	932.92	8.04	9.28	00	08	1500.00	B + LG + UG / MEZZ + P + 7 FLOOR	30.15M	7309.01
4TH	0.00	932.92			00	08				
5TH	0.00	932.92			00	08				
6TH	0.00	932.92			00	08				
7TH	0.00	466.46			00	04				
TOTAL	1227.71	6063.98	8.04	9.28	10	82	1500.00			7309.01
TOTAL FSI = (COMM. + RESI.)		7291.69	S.Q.M.							
BASEMENT AREA =		2093.46	S.Q.M.							
PODIUM SLAB AREA =		938.30	S.Q.M.							
TOTAL FSI + NON FSI =		10340.77	S.Q.M.							

										SANITATION STATEMENT									
USE		BAUP	OCCUPANT LOAD				REQUIRED (AS PER PRESENT)						REQUIRED						
		SHOP NO.	OCCUPANT LOAD		Shop Owners		Common toilet market / mail building		Public toilet for floating		Shop owners		Common toilet market / mail building		Public toilet for floating		Total		
			MALE	FEMALE	WC	Male / Female	Male	Female	Male/Female	Male / Female	Male	Female	Male	Female	Male	Female	Male	Female	
Mercentile	1227.71	399				1 per 8 ppl	4 FOR 66-100	4 FOR 78-100	1 per 50	1	1	1	5	2	6	3			
		10	266	133	URINAL	-	4 FOR 71-100	-	-	-	-	1	0	5	0	6	0		

50% DISCOUNT IN PREMIUM (RESL - WING A)			
FLOOR	FLAT NO.	TYPE	CARPET SQ.M
1st FLOOR	101	3BHK	110.65
	102	2BHK	82.68
	103	2BHK	82.68
	104	3BHK	110.65
2nd FLOOR	201	3BHK	110.65
	202	2BHK	82.68
	203	2BHK	82.68
	204	3BHK	110.65
3rd FLOOR	301	3BHK	110.65
	302	2BHK	82.68
	303	2BHK	82.68
4th FLOOR	402	2BHK	82.68
	403	2BHK	82.68

50% DISCOUNT IN PREMIUM (RESL. - WING B)				
FLOOR	FLAT NO.	TYPE	CARPET SQ.M	
1st FLOOR	101	2BHK	82.68	
	102	3BHK	110.65	
	103	3BHK	110.65	
	104	2BHK	82.68	
2nd FLOOR	201	2BHK	82.68	
	202	3BHK	110.65	
	203	3BHK	110.65	
3rd FLOOR	304	2BHK	82.68	
	302	3BHK	110.65	
	303	3BHK	110.65	
5th FLOOR	503	3BHK	110.65	
	504	2BHK	82.68	
7th FLOOR	702	3BHK	110.65	
	704	2BHK	82.68	

50% DISCOUNT IN PREMIUM	
SHOP NO.	CARPET AREA
	SQ.M
SHOP 1	148.51
SHOP 2	88.75
SHOP 3	61.95
SHOP 4	60.51
SHOP 5	123.62
SHOP 6	71.13
SHOP 7	123.61
SHOP 8	60.47
SHOP 9	62.02
SHOP 10	139.38

In accordance with Government
Resolution number
TPS-1820/A.N.27/P.R.80/20/N.W.13
Dated-14/01/2021,
Stamp duty for following
Flat numbers shall be
borne by the developers

TOTAL REQUIRED PARKING (WING A+B)		
	CAR	SCOOTER
TOTAL REQ. PARKING	74	221
TOTAL PROPOSED PARKING STATEMENT :		
BASEMENT PARKING	36	00
LOWER GROUND	31	53
UPPER / MEZZANINE	14	55
PODIUM PARKING	00	117
TOTAL PARKING	81	225

WATER TANK CALCULATION :

FOR COMMERCIAL (SHOP)
 COMMERCIAL BUILT-UP AREA / P 3
 $= 122.71 / 3 = 409.23$
 SAY = 410 PERSONS.

FOR OHWT
 FOR COMMERCIAL (SHOP)
 $= 410 \times 45 \text{ LITERS} = 18,450.00 \text{ LTR.}$

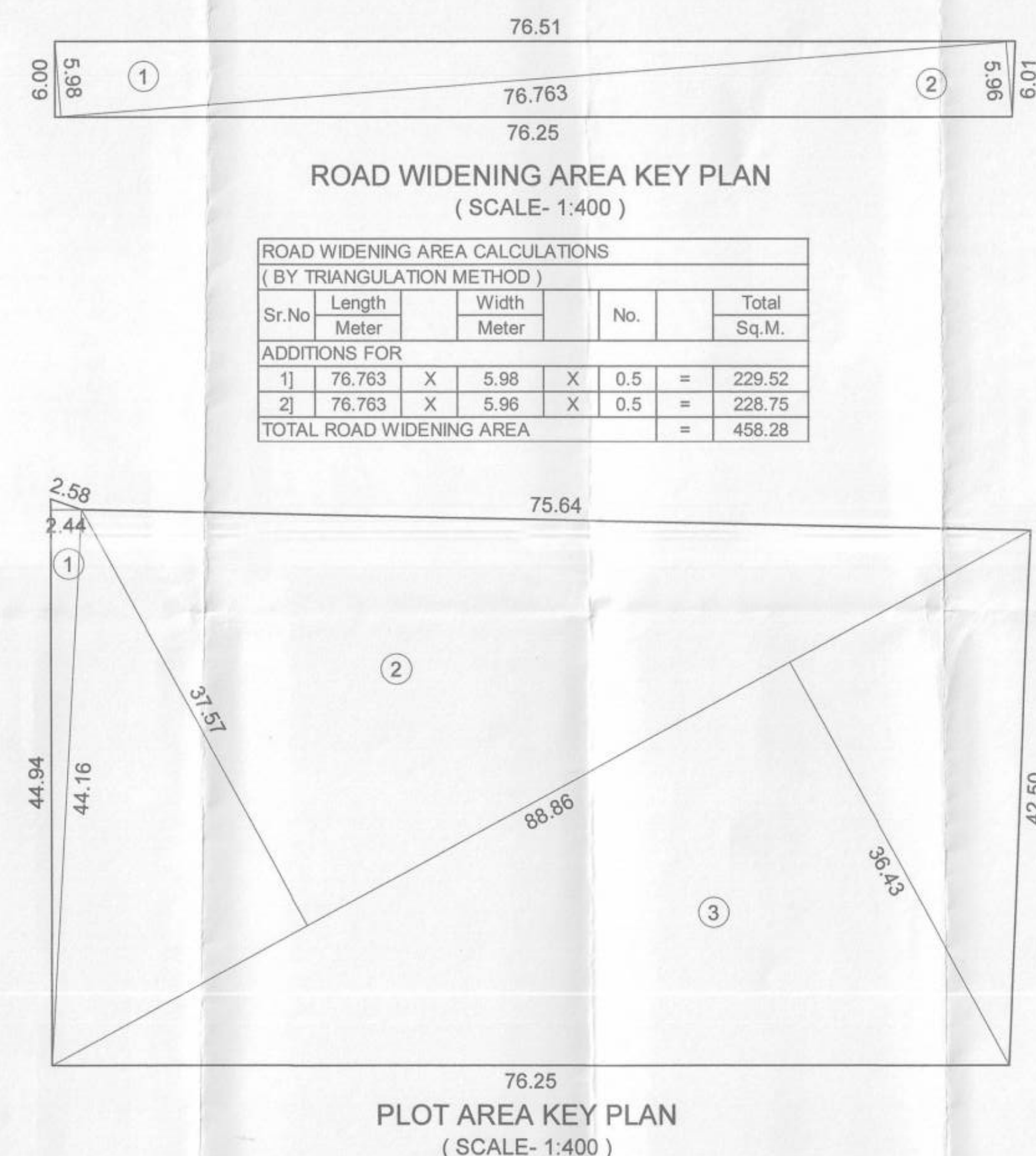
FOR RESIDENTIAL
 NO. OF TENEMENTS $\times$ 5 PERSON $\times$ 135 LTR.
 $= 82 \times 5 \times 135 = 35,100.00 \text{ LTR.}$
 $= 35,100.00 \text{ LTR.}$
 TOTAL = 18,450.00 + 35,100.00
 $= 54,550.00 \text{ LTR.}$
 SAY = 55,000.00 LTR.

FIRE FIGHTING = 20,000.00 LTR.

U.G. WATER TANK = 1 $\times$ 55,000 + 20,000
 $= 1,02,500.00 \text{ LTR.}$
 SAY = 1,03,000.00 LTR

TOTAL CARPET AREA	
LOWER GROUND =	644.06 SQ.M
UPPER / MEZZANINE =	295.87 SQ.M
TOTAL =	939.93 SQ.M

PLOT AREA CALCULATIONS (BY TRIANGULATION METHOD)							
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1]	44.94	X	2.44	X	0.5	=	54.83
2]	88.86	X	37.57	X	0.5	=	1669.24
3]	88.86	X	36.43	X	0.5	=	1618.58
TOTAL PLOT AREA							= 3342.65



LAYOUT PLAN	01 / 08
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STAMP OF APPROVAL OF PLANS

NEW DT: 25/08/2
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/1402/21

Building Inspector Assistant Engineer P.M.C.

A	AREA STATEMENTS	SQ.M.
1	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3180.00
	(b) AS PER MEASUREMENT SHEET	3342.65
	(c) AS PER SITE	---
	(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	3180.00
2	DEDUCTIONS FOR:	
	(a) PROPOSED 42.00 D.P. ROAD WIDENING AREA	458.28
	(b) DP RESERVATION AREA	---
	TOTAL (a+b)	458.28
3	BALANCE AREA OF PLOT (1-2)	2721.72
4	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	---
	(b) ADJUSTMENT OF 2 (b), IF ANY- -	---
	(c) BALANCE PROPOSED- -	---
5	NET PLOT AREA (3-4 (c))	2721.72
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	---
	(b) PROPOSED -	---
7	INTERNAL ROAD AREA	---
	PLOTTABLE AREA (IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. SX 1.10)	2993.89
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH OF SR.NO. IX 0.50	1590.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	1590.00
11	IN-SITU FSI / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(a)]	---
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 X SR.NO.4(b)AND/ OR(c)]	---
	(C) TDR AREA OF (SR.NO. IX1.40) - (SR.NO.11a+11b)	---
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(c))	---
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
	IGBC PLATINUM RATING - 5% INCENTIVE FSI ON BASIC FSI (SR. NO. 08 X 5%)	---
13	TOTAL PERMISSIBLE FSI IN THE PROPOSED	
	(a) [(9 + 10b)+(11d) OR 12 - WHICHEVER IS APPLICABLE	4583.89
	(b) ANILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES ON PRO RATA.	2886.75
	(i) MAXIMUM PERMISSIBLE FSI FOR COMMERCIAL	682.06
	(ii) ANILLARY AREA FOR COMMERCIAL (80%)	545.65
	(iii) MAXIMUM PERMISSIBLE FSI FOR RESIDENTIAL	3901.83
	(iv) (ii) PERMISSIBLE ANILLARY AREA FOR RESIDENTIAL (80%)	2164.15
	(v) PROPOSED ANILLARY	2342.10
	(c) TOTAL ENTIREMENT (a+b)	7291.69
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH REGULATION (NO. 6.3) & SR.NO.12	---
A)	MAXIMUM PERMISSIBLE FSI COMMERCIAL (i)+(ii)+(b)	1227.71
B)	PERMISSIBLE FSI FOR RESIDENTIAL (i)+(ii)+(iv)	6063.98
15	TOTAL MAXIMUM PERMISSIBLE FSI (SR.NO.14a+SR.NO.14b)	7291.69
16.	TOTAL BUILT UP AREA IN PROPOSAL	
	(a) EXISTING BUILT UP AREA	---
	(b) PROPOSED BUILT UP AREA	7291.69
	(c) TOTAL BUILT UP AREA (a+b)	7291.69
17.	F.S.I. CONSUMED (16/13)	0.96
18.	INCLUSIVE HOUSING(20%)	---

PROJECT :

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING IN,
SURVEY NO. 572B (P), PLOT NO. 4, 5 & 6, C.T.S. NO. 1954 (P)
AT - BIBWEWADI, TAL - HAVELI, DIST - PUNE.

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME (US) THROUGH THIS AGREEMENT. I (US) HAVE PROVIDED THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I/WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER REGA ACT INCLUDING THOSE REQUIRED FOR REVISIONS, IF ANY. MY/OUR FIRM SHALL BE OWNED BY ME/US AND I/WE UNDISBURSED OWNER/ PAIN SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID. WE ACKNOWLEDGE THAT MY/OUR FIRM PRICE SHALL BE BASED ON THE BASIS THAT IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

M/S. SIDDHASHILA PROMOTERS & DEVELOPERS LLP
THROUGH PARTNERS

MR. PRITAM VILAS RATHOD

Don
MR. DILIP SATYAPAL BHAGWAN

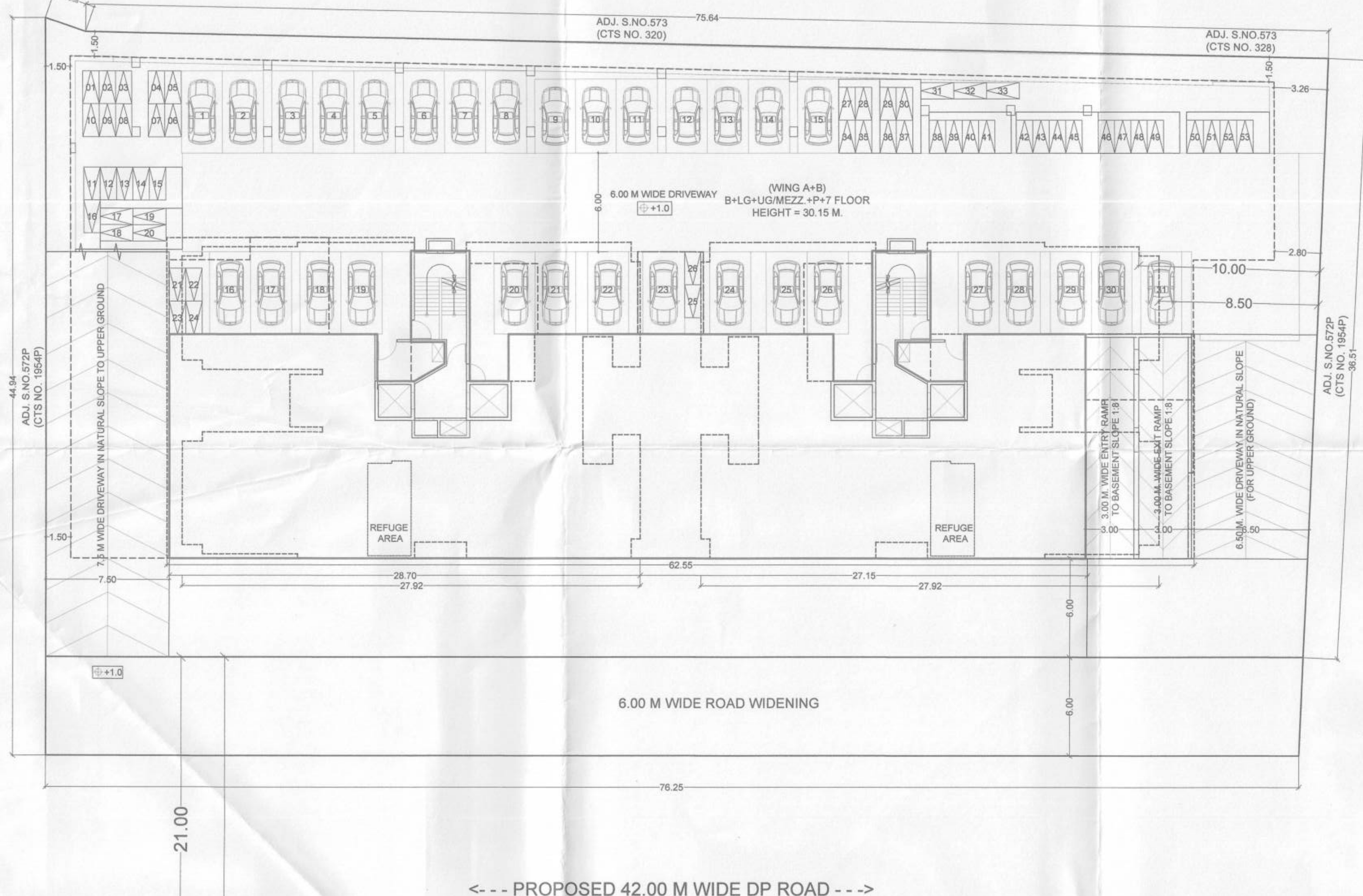
DESIGN CONSULTANT :

M/S. ABHIKALPAN ARCHITECTS AND PLANNERS
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LIASONING ARCHITECT

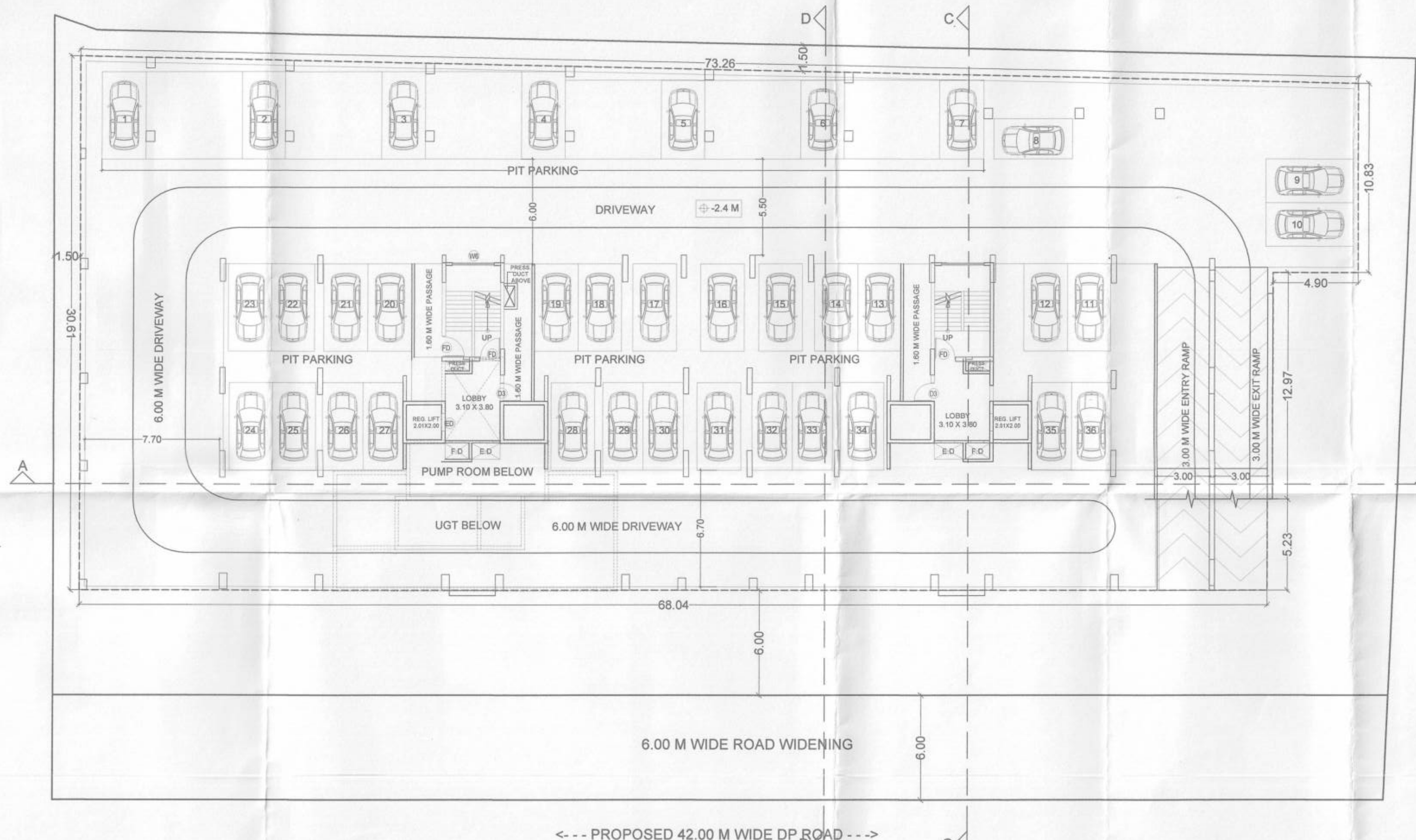
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	14-08-2021	SNEHAL	SUCHITA

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LEGEND	
	BASEMENT LINE
	LOWER GROUND LINE
	UPPER/MEZZ. LINE
	PODIUM LINE
	TYPICAL FLOOR LINE

LAYOUT PLAN
(SCALE-1:200)



BASEMENT FLOOR PLAN
(SCALE-1:200)

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