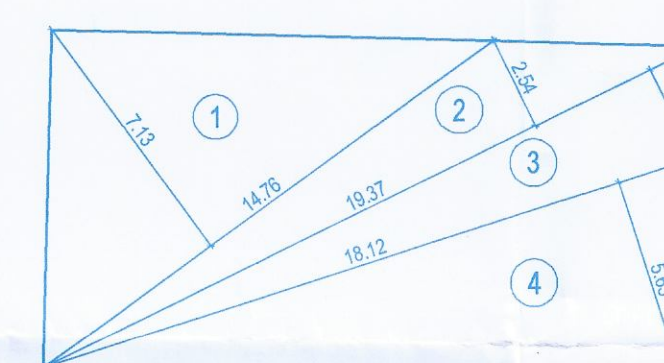
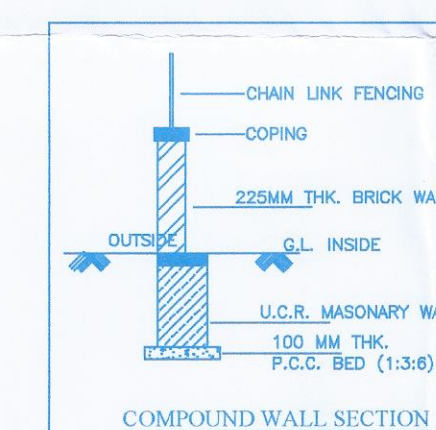


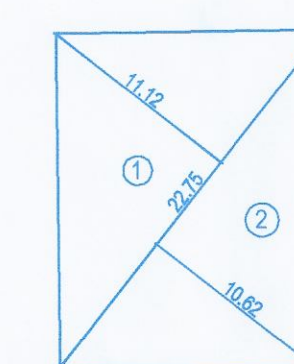


PARKING AREA STATEMENT						
AREA OR		REQUIRED			PROPOSED	
NO. TENEMENT		CAR	SCOOTER	CAR	SCOOT	
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 30 SQ.M BUT LESS THAN 80 SQ.M (1,2)		4.00	2	4	2.00	4.00
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1,2)		59.00	29.50	59.00	29.50	59.00
FOR EVERY TENEMENT HAVING CARPET AREA ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M (1,3)		32.00	32.00	32.00	32.00	32.00
		95	63.50	95.00	63.50	95.00
TOTAL					64	95
%					3.18	4.75
TOTAL PARKING REQUIRED					66.68	99.75
TOTAL PARKING PROVIDED					64	95

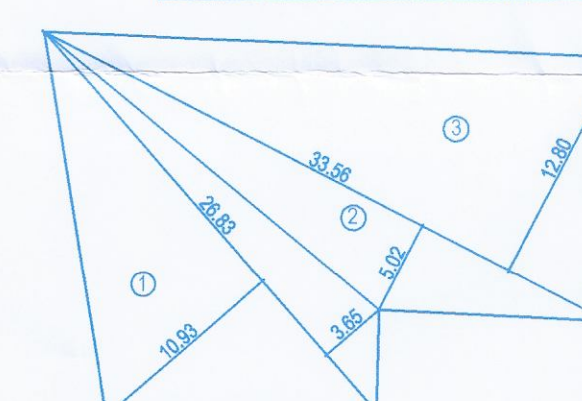
WATER STORAGE CAPACITY					
FOR RESIDENTIAL					
PERSON		TENEMENT	=	TOTAL	
5	X	95	=	475	PERSON
1PERSON			=	135.00	LTR
475 X		135.00	=	64125.00	LTR
TOTAL O.H.W.T CAPACITY					
TOTAL			=	64125.00	LTR
ADD FIRE FIGHTING PER BUILDING 20000 LIT					
64125	+	20000	=	84125.00	LTR
TOTAL			=	84125.00	LTR
TOTAL U.G.W.T CAPACITY					
TOTAL			=	64125.00	LTR
ADD FIRE FIGHTING PER BUILDING 20000 LIT					
64125	+	20000	=	84125.00	LTR
TOTAL			=	84125.00	LTR



ROAD WIDENING AREA KEY PLAN									
(SCALE-1'200)									
ROAD WIDENING AREA CALCULATION									
1	0.50	X	14.76	X	7.13	=	52.62	SQ.M.	
2	0.50	X	19.37	X	2.54	=	24.60	SQ.M.	
3	0.50	X	19.37	X	2.62	=	25.37	SQ.M.	
4	0.50	X	18.12	X	5.63	=	50.99	SQ.M.	
TOTAL							153.58	SQ.M.	



AMENITY AREA CALCULATION							
1	0.50 X	22.75	X	11.12	=	126.49	SQ.M.
2	0.50 X	22.75	X	10.62	=	120.83	SQ.M.
TOTAL						247.32	SQ.M.



OPEN SPACE AREA CALCULATION						
1	0.50 X	26.83	X	14.58	=	195.59 SQ.M
2	0.50 X	33.56	X	5.02	=	84.24 SQ.M
3	0.50 X	33.56	X	12.80	=	214.81 SQ.M
TOTAL						494.64 SQ.M

Proforma - I Area Statement		Area in SQM Proposed
AREA STATEMENTS		
1	a) Area of Plot (Minimum area of a,b,c to be considered)	153.5
	a) As per ownership document (732 extract, CTS extract)	5100.00
	b) As per measurement sheet	5100.00
	c) As per site	5100.00
	Minimum Area to be considered	5100.00
2	Deductions for	
	a) Proposed R.P./D.P. road widening area	15.00
	b) Proposed R.P./D.P. Reservation	0.00
	(Total a+b)	15.00
3	Balance area of plot (1-2)	4984.66
4	Amenity Space (If Applicable)	
	a) Required [5% of Sr. No. 3]	247.33
	b) Adjustment of 2(b), if any	0.00
	c) Balance Proposed	247.33
5	Net Plot Area (3-4(c))	4699.19
6	Recreational Open Space (If Applicable)	
	a) Required (Sr.No. 3 x 10)	494.66
	b) Proposed	494.66
	Internal Road area	0.00
8	Plotable area (If Applicable)	NA
9	Build up area with reference to Basic FSI as per front road width (Sr. No. 5 x 1.10 Basic FSI)	5169.09
10	Additional FSI on payment of premium	
	Maximum permissible premium FSI- based on proposed 12.00 m road width (Sr.No. 1 x permissible as per regulation no. 6.1/6.2/6.3/6.4 as applicable)/TOD Zone (Sr.No. 1 x 0.50)	2550.00
	b) Proposed FSI on payment of premium	0.00
11	In/Situ FSI/TDR loading	
	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 18.0 or 2.0 x Sr. No. 4(b) and/or (c)	0.00
	c) TDR area Permissible (Sr.No. 1 x 0.65) - (11a)+(b) + c]	3315.00
	d) Total in-situ/TDR loading proposed [11(a)+(b)+c(d)]	3315.00
	Additional FSI area under Chapter No. 7 + Green Building as per star rating (If any) [Sr.No. 9 x 7/100]	0.00
12	Total entitlement of FSI in the proposal	
13	a) [9+10(b)+(11d)+(12) or 12 Whichever is applicable	5169.09
	b) Existing Built-up Area	5169.09
	c) Balance Area (13a - 13b)	5169.09
	Ancillary Area FSI upto 60% with payment of charges (Sr.No. 13(c) x 0.6) [5169.09 x 0.6 = 3101.41 SQM]	2835.45
	e) Total entitlement [13(a)+(13c)+(13d)]	8004.44
	Maximum utilization limit of FSI (building potential) Permissible [Sr.No.9x100-11a+12x13d] or Permissible as per ward with [16 as per regulation no. 6.1/6.2/6.3/6.4 as applicable] x 1.6or 1.8	NA
14	Total Built-up Area in proposal [excluding area at Sr.No.17b)	
15	a) Existing Built-up Area	0.00
	b) Proposed Built-up Area (as per P-13d)	8003.88
	Total (a+b)	8003.88
	FSI Consumed (15/3) (should not be more than Sr.No. 14 above)	
16	Area for Intensive housing (If any)	
17	a) Required [20% of sr. no. 9]	1033.88
	b) Proposed	1033.88

NOTE
PLOT BOUNDARY SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN THICK RED.
DEMOLISHED WORK SHOWN IN YELLOW.
DRAINAGE LINE SHOWN IN DOTTED RED.
WATER LINE SHOWN IN DOTTED BLACK.

PROPOSED RESIDENTIAL BUILDING S.NO-13/1/4,13/1/4/1,13/1/5,13/1/13
VILLAGE-AITADE-HANDEWADI TAL-HAVELI DIST-PUNE

SCALE : AS SHOWN	DATE : 03 SEP 2024
DRAWN BY : AMAR	CHECKED BY : SHAILESH

DRAWN BY : AMAR	CHECKED BY : SHAILESH
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OWNER/P.O.A HOLDER
ABHK BUILDCON THROUGH
MR RAHUL N. HARPALE

Page 10 of 10

Project Architects

 SPIRO DESIGNS,

201, INTERNATIONAL
BUSINESS AY

GURUNANAK NAGAR,
BHAWANI BETH

SHAWANIPURM,
PUNE-411002.

SCALE :- 1:200
