

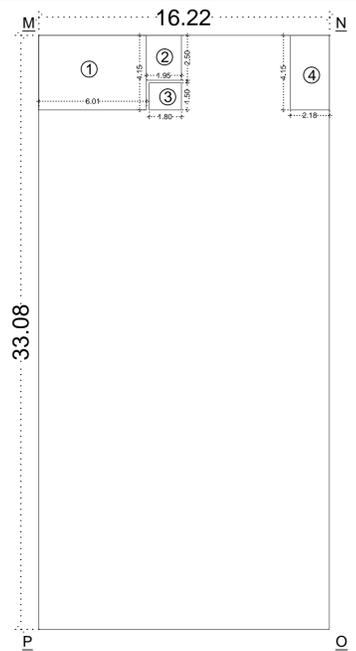
AREA CALCULATION OF GROUND & FIRST FLOOR
 SCALE = 1:200

BUILT UP AREA CALCULATION OF GROUND & FIRST FLOOR
 BLOCK - ABCD = 16.22 X 33.08 = 536.55 SQ.M.

DEDUCTIONS :-
 BLOCK - 1 = 6.01 X 4.15 = 24.94 SQ.M.
 BLOCK - 2 = 1.95 X 2.50 = 4.87 SQ.M.
 BLOCK - 3 = 1.80 X 1.50 = 2.70 SQ.M.
 BLOCK - 4 = 2.18 X 4.15 = 9.04 SQ.M.
 BLOCK - 5 = 6.38 X 4.53 = 28.90 SQ.M.

TOTAL = 70.45 SQ.M.
 = 536.55 - 70.45 = 466.10 SQ.M.

GROUND FLOOR AREA = 466.10 SQ.M.
 FIRST FLOOR AREA = 466.10 SQ.M.



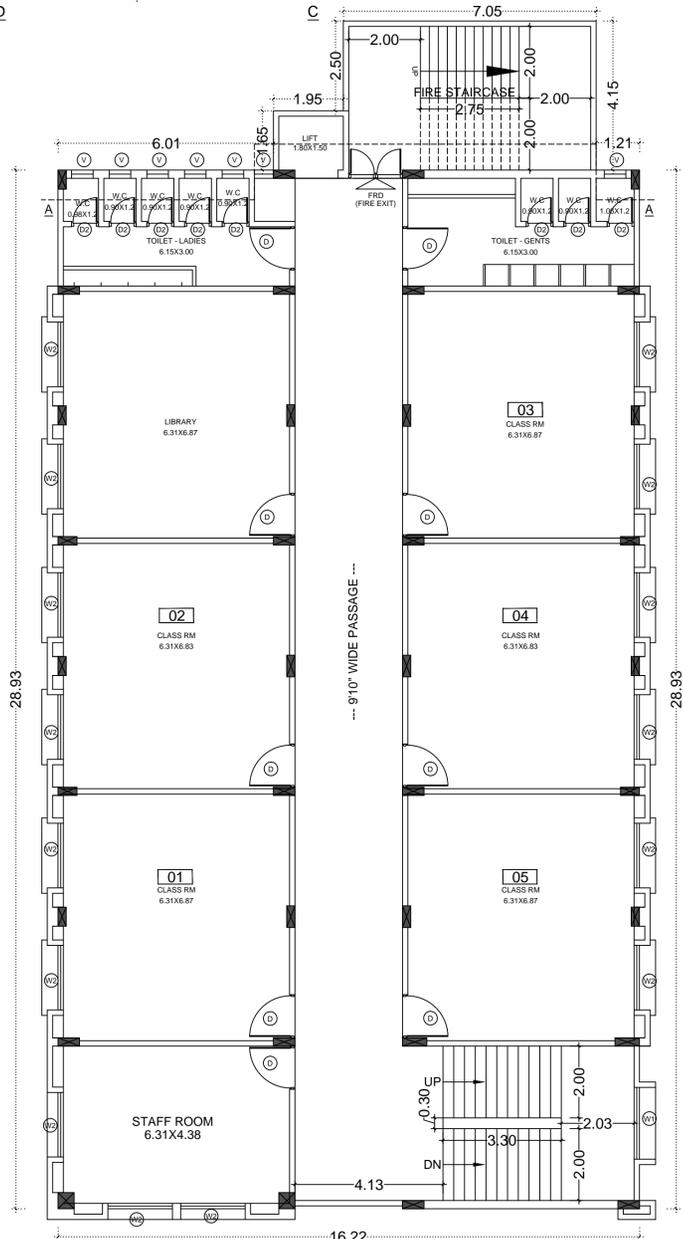
AREA CALCULATION OF SECOND, THIRD & FOURTH FLOOR
 SCALE = 1:200

BUILT UP AREA CALCULATION OF SECOND & 3RD FLOOR
 BLOCK - MNOP = 16.22 X 33.08 = 536.55 SQ.M.

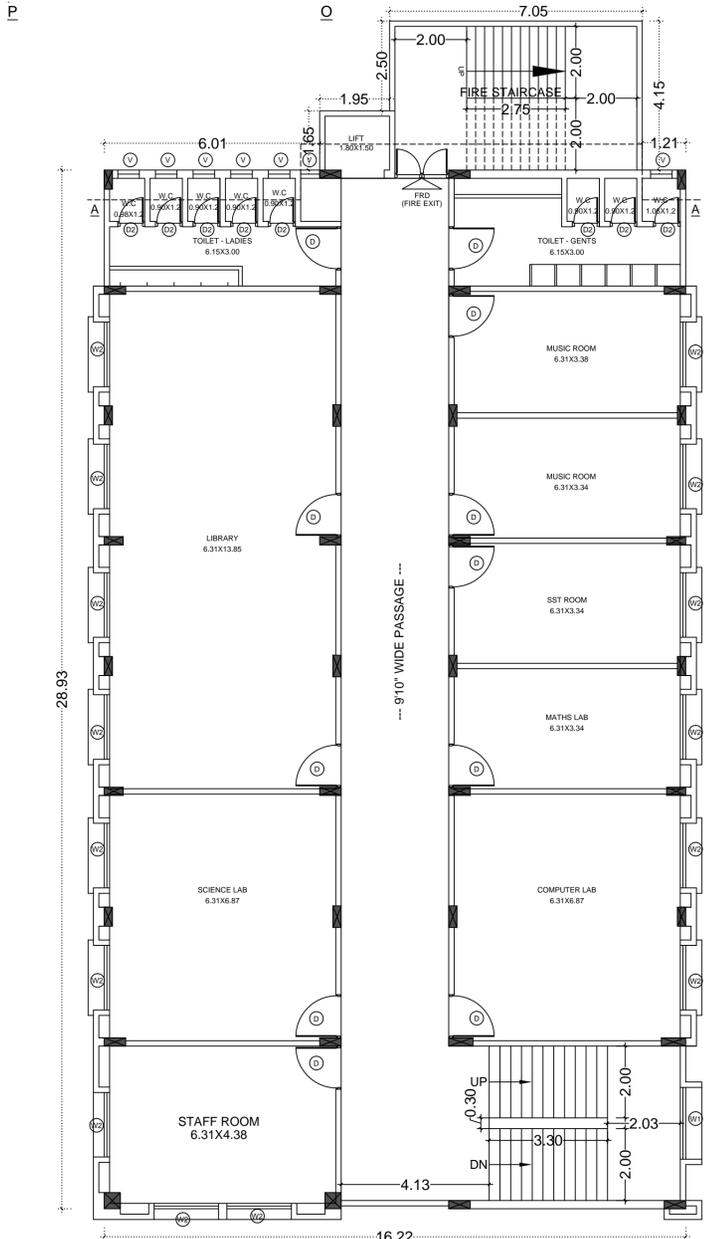
DEDUCTIONS :-
 BLOCK - 1 = 6.01 X 4.15 = 24.94 SQ.M.
 BLOCK - 2 = 1.95 X 2.50 = 4.87 SQ.M.
 BLOCK - 3 = 1.80 X 1.50 = 2.70 SQ.M.
 BLOCK - 4 = 2.18 X 4.15 = 9.04 SQ.M.

TOTAL = 41.55 SQ.M.
 = 536.55 - 41.55 = 495.00 SQ.M.

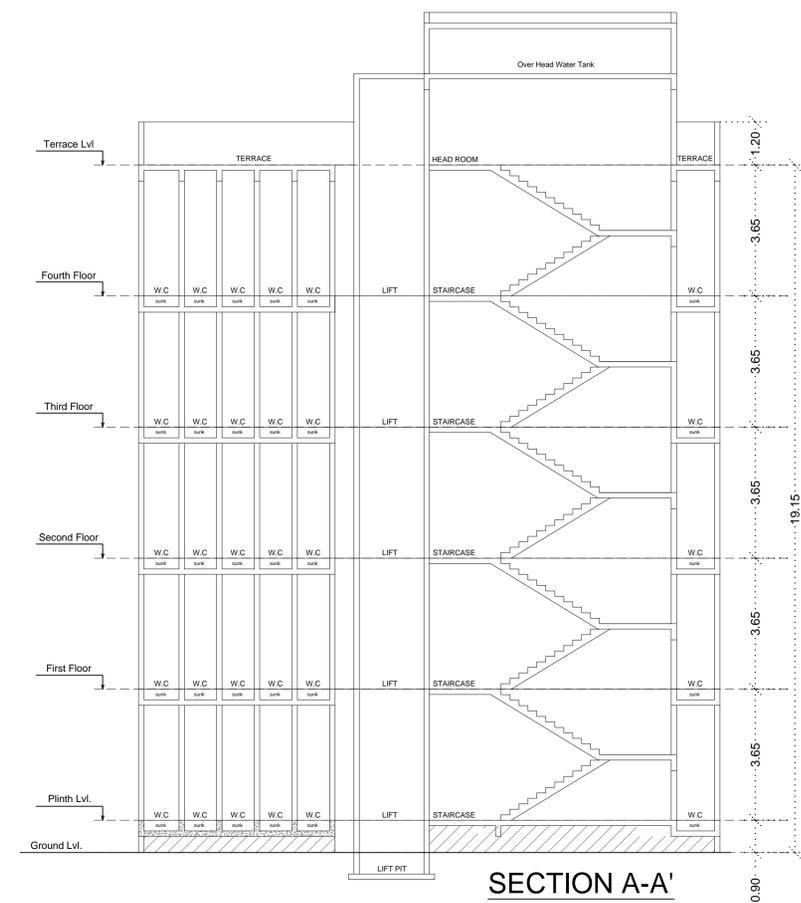
SECOND FLOOR AREA = 495.00 SQ.M.
 THIRD FLOOR AREA = 495.00 SQ.M.
 FOURTH FLOOR AREA = 495.00 SQ.M.



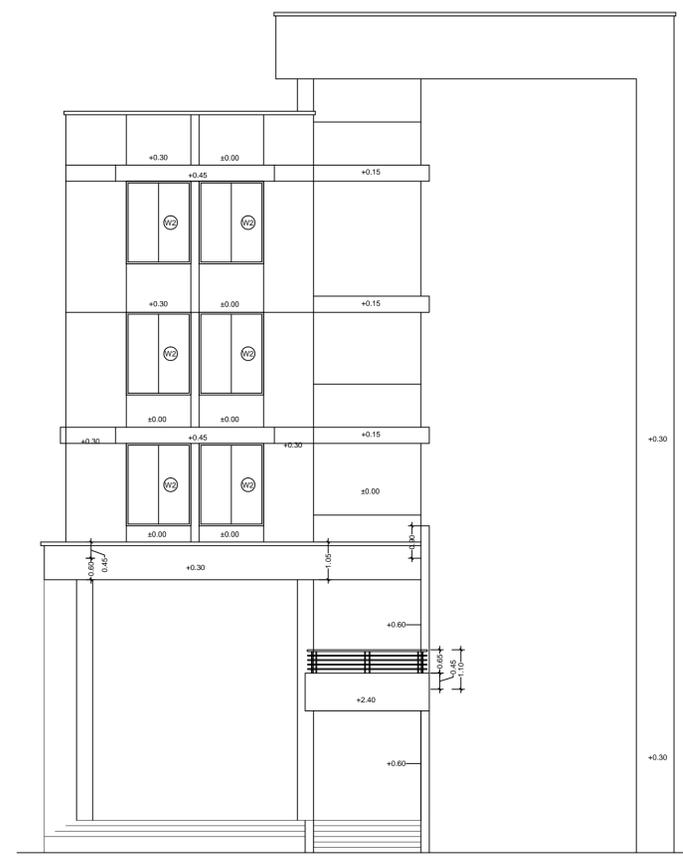
THIRD FLOOR PLAN



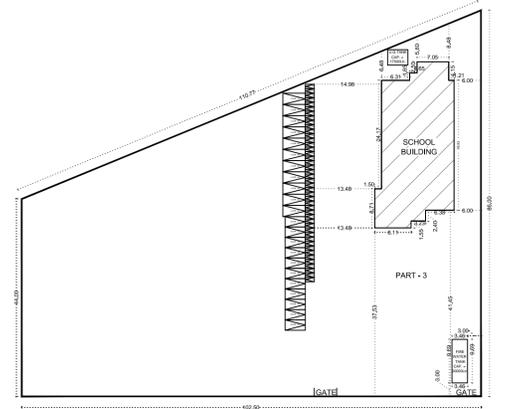
FOURTH FLOOR PLAN



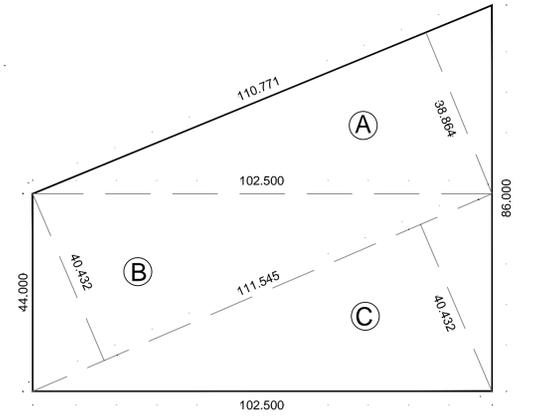
SECTION A-A'



FRONT SIDE ELEVATION



LAYOUT PLAN
 SCALE = 1:800



AREA CALCULATION OF PLOT BY TRIANGULATION METHOD
 SCALE = 1:800

AREA OF BLOCK (A) = 110.771 X 38.864 X 1/2 = 2152.50 SQ.M.
 AREA OF BLOCK (B) = 111.545 X 40.432 X 1/2 = 2254.99 SQ.M.
 AREA OF BLOCK (C) = 111.545 X 40.432 X 1/2 = 2254.99 SQ.M.

2152.50 + 2254.99 + 2254.99 = 6662.48 SQ.M.
 AREA AS PER DOCUMENTS = 6778.19 SQ.M.
 MINIMUM AREA OF PLOT TO BE CONSIDERED = 6662.48 SQ.M.

OWNER

SHREE BALAJI SEVA PRATISTHAN
 ENGINEER

SACHIN S. KARANDE

* TULASI * COMPLEX, FLAT NO.-13, PUNE - SOLAPUR ROAD, HADAPSAR PUNE -28

F.S.I. STATEMENT		
FLOOR	PROPOSED F.S.I.	PROPOSED ANCILLARY F.S.I.
GROUND	466.10	
FIRST	466.10	
SECOND	495.00	
THIRD	495.00	
FOURTH	495.00	
TOTAL	2417.20	0.00

PARKING REQUIRED
 FOR EVERY 100 SQ.M. CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL REQUIRED 2 CARS + 4 SCOOTER (FROM 2 CARS - 1 LARGE & 1 SMALL CAR)
 CARPET AREA OF SCHOOL = 1097.15/100 = 10.97
 REQUIRED 22 CARS + 44 SCOOTER
 (TOTAL CAR - 3 + SCOOTER - 4)

PROPOSED PARKING STATEMENTS

PARKING	L CAR	S CAR	SCOOTER	TOTAL
REQD.	11	11	44	
PRAPO.	11	11	44	
AREA REQD.	137.50	113.85	88.00	339.35
AREA PROPOSED			339.35 SQ.MT.	

AREA OF PLOT AS PER MEASUREMENT = 6662.48 SQ.M.
 AREA OF PLOT AS PER DOCUMENTS = 6778.19 SQ.M.
 MINIMUM AREA OF PLOT TO BE CONSIDERED = 6662.48 SQ.M.
 PERMISSIBLE F.S.I. (1.1) = 7328.72 SQ.M.
 PERMISSIBLE ANCILLARY(0.60) = 4397.23 SQ.M.
 TOTAL F.S.I. = 11725.95 SQ.M.

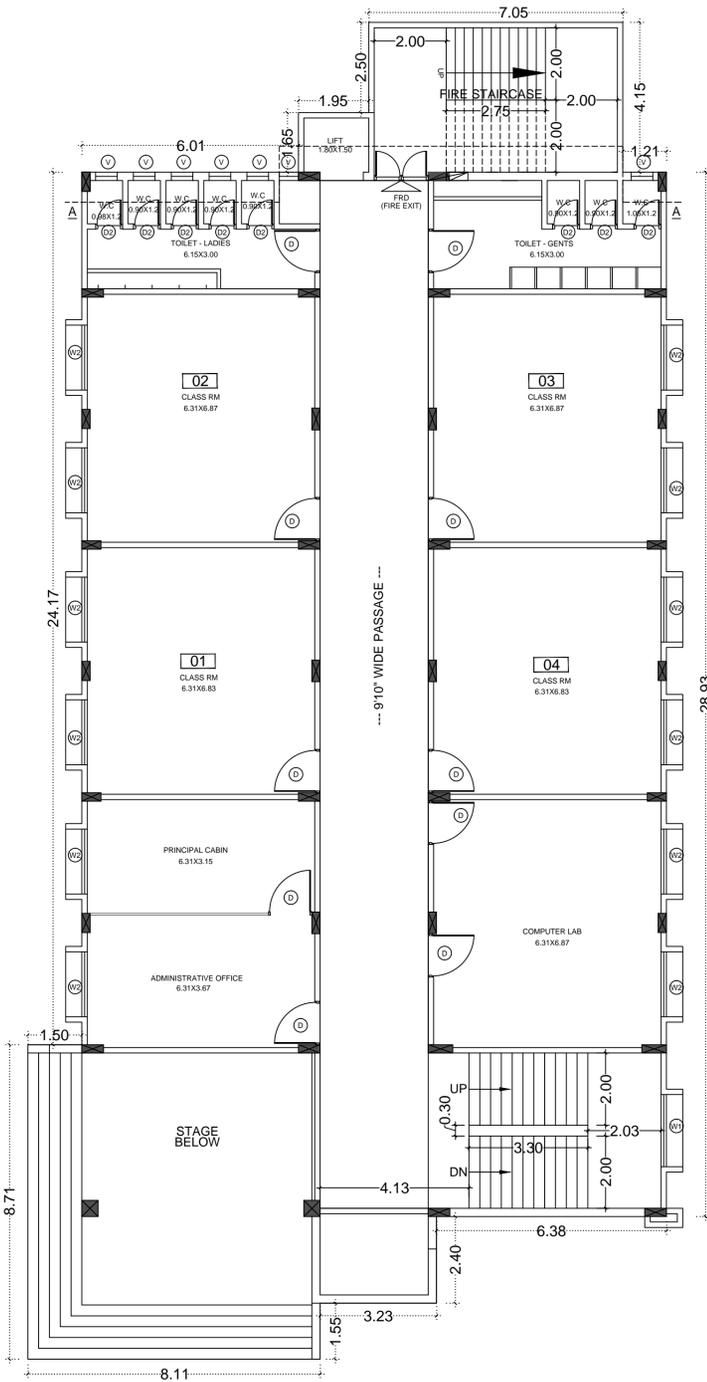
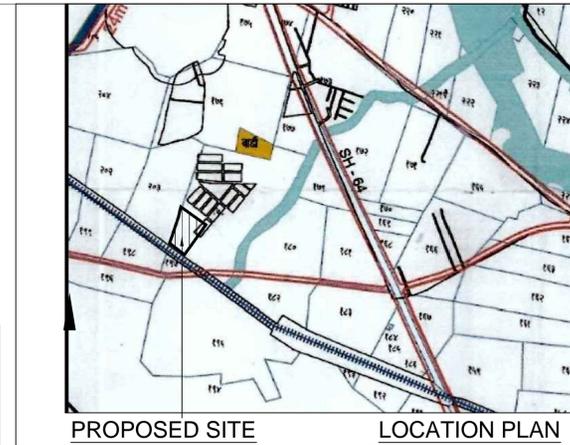
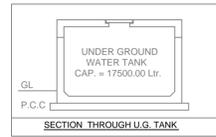
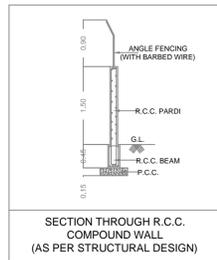
PROPOSED BASIC F.S.I. = 2417.20 SQ.M.
 PROPOSED ANCILLARY F.S.I. = 0.00 SQ.M.
 TOTAL PROPOSED F.S.I. = 2417.20 SQ.M.

SCHEDULES OF OPENING

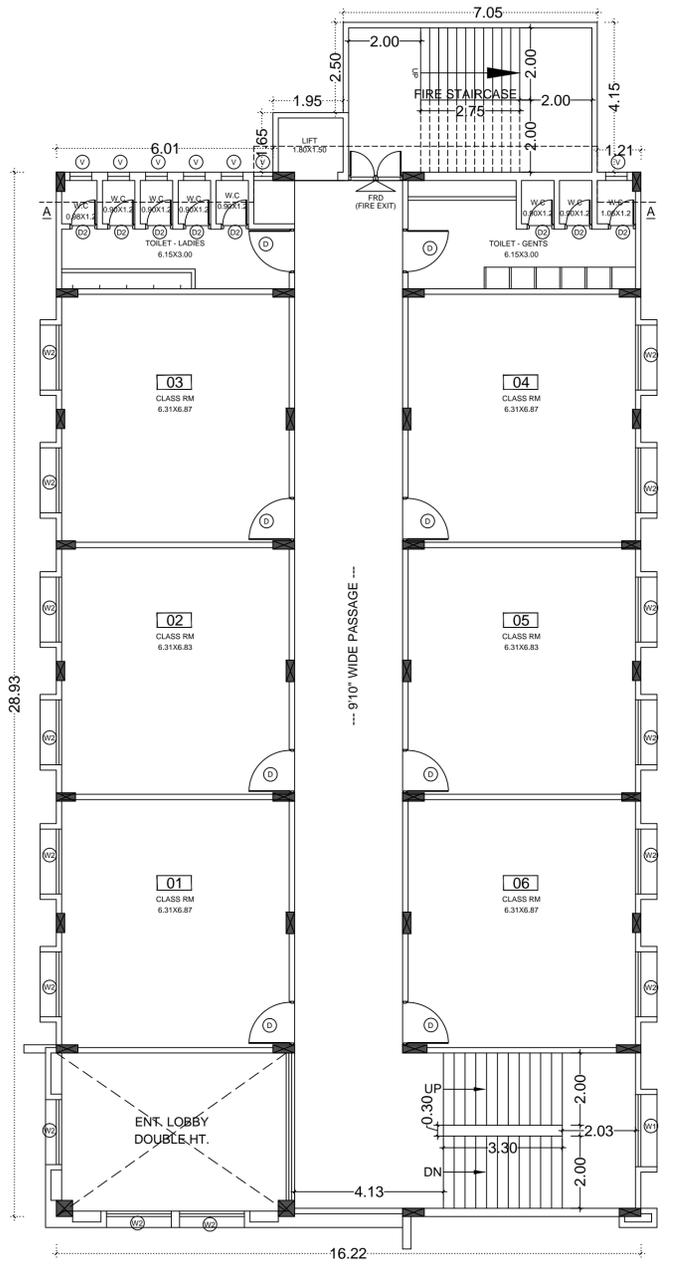
DOORS		WINDOWS	
D	1.20 X 2.40 M.	W	3.00 X 1.80 M.
D1	0.90 X 2.40 M.	W1	2.40 X 1.50 M.
D2	0.75 X 2.40 M.	W2	1.20 X 1.50 M.
OP	1.20 X 2.40 M.	W3	2.25 X 1.50 M.
SD1	2.40 X 2.40 M.	W4	1.80 X 1.50 M.
SD2	4.50 X 2.40 M.	W5	2.40 X 1.20 M.
SD3	1.75 X 2.40 M.	W6	1.80 X 1.20 M.
		W7	1.50 X 1.80 M.
		W8	3.25 X 1.80 M.
		V	0.90 X 1.20 M.

BRIEF SPECIFICATION

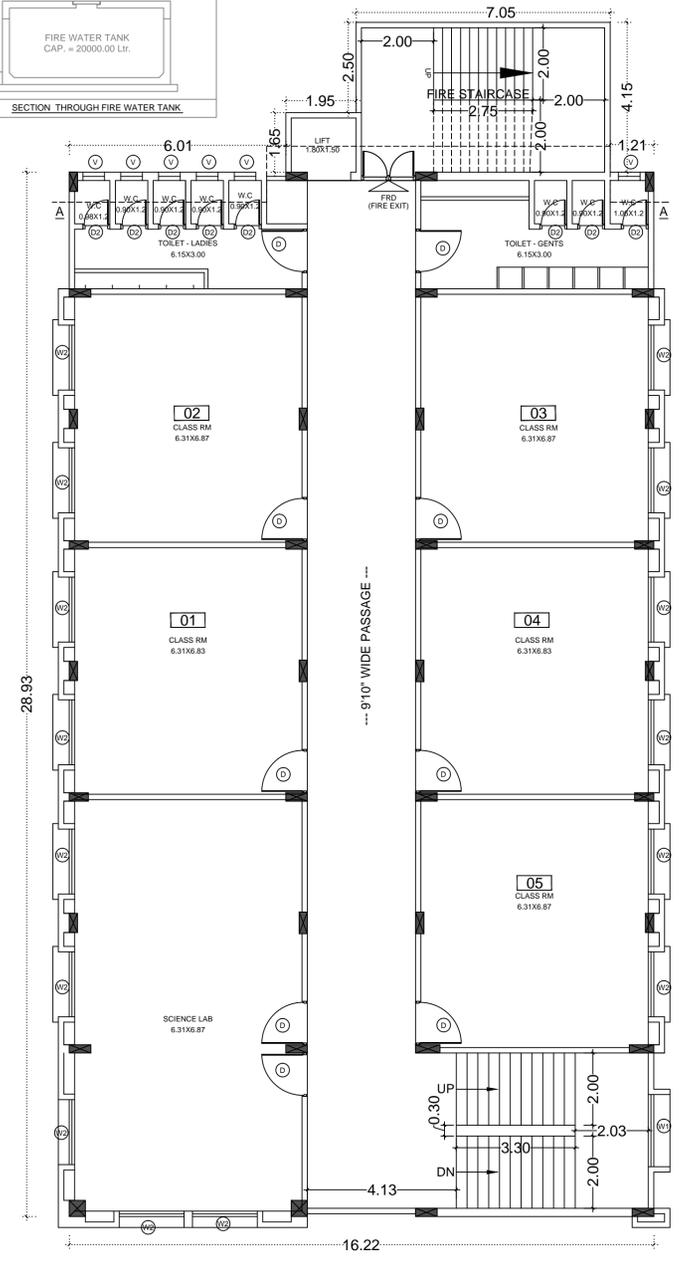
- R.C.C. FRAMED STRUCTURE
- FOUNDATION UP TO HARD STRATA,
- 0.15 M. TH. BRICK WALL EXTERNALLY & INTERNALLY,
- EXT. WALLS CEMENT PAINTS & INTERNALLY DRY DESTEMPER.
- M.M. TILES FLOORING & GLAZED TILES BATH & W.C.
- M.S. FRAME AND FLUSH DOOR & M.S. WINDOWS WITH GRIL.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED SCHOOL BUILDING, AT- S.NO.(150)178,H.N.O.-35 BHOSALE VILLAGE, PHURSUNGI,TAL-HAVELI,DIST-PUNE. Drawing Sheet No.: 1/2

STAMP OF APPROVAL

AREA STATEMENTS	SQ.MT.
1. Area of plot (Minimum area of a, b, c to be considered)	6662.48
(a) As per ownership document (7/12, CTS extract)	6778.19
(b) as per measurement sheet	6662.48
(c) as per site	6662.48
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)	6662.48
4. Amenity Space (if applicable)	-----
(a) Required -	-----
(b) Adjustment of 2(b), if any -	-----
(c) Balance proposed -	-----
5. Net Plot Area (3-4(c))	6662.48
6. Recreational Open space (if applicable)	-----
(a) Required -	-----
(b) Proposed -	-----
7. Internal Road area	-----
8. Potable area (if applicable)	-----
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI)(Permissible F.S.I. as per Layout)	7328.72
10. Addition of FSI on payment of premium (0.40)	-----
(a) Maximum permissible premium FSI - based on road width / TOD 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 Sr. No. 2 (a)], if any	-----
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. 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	11725.95
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	7328.72
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (60%)	4397.23
(c) Permissible Balcony as per Layout	-----
(d) Total entitlement (a+b+c)	11725.95
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) 1.6 or 1.8)	11725.95
15. Total Built-up Area in proposal.(excluding area at Sr.No.17b)	2417.20
(a) Existing Built-up Area.	-----
(b) Proposed F.S.I.	2417.20
(c) Proposed ANCILLARY F.S.I.	00.00
(d) Total (a+b+c)	2417.20
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.36
17. Area for Inclusive Housing, if any	-----
(a) Required (20%) of Sr.No.5	-----
(b) Proposed	-----

certificate of area:
 Certicate that the plot under reference was surveyed by me on 05/07/2023 and the dimensions of sides etc. of plot stated on plan area 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.)

Owner Declaration -
 (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

SHREE BALAJI SEVA PRATISTHAN

LEGEND

➤ PLOT BOUNDARY SHOWN AS (BLACK)	=====
➤ PROPOSED CONSTRUCTION LINE AS SHOWN (RED)	=====
➤ EXISTING STRUCTURE TO BE DEMOLISHED SHOWN AS YELOW	=====
➤ EXISTING STRUCTURE TO BE RETAINED SHOWN AS BLUE	=====
➤ DRAINAGE LINE SHOWN AS (DOTTED RED)	=====
➤ WATER LINE SHOWN AS (DOTTED BLACK)	=====
➤ ROAD WIDENING (DOTTED GREEN)	=====

OWNER

SHREE BALAJI SEVA PRATISTHAN
 ENGINEER

SACHIN S. KARANDE

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