

OPERS
Water Tank

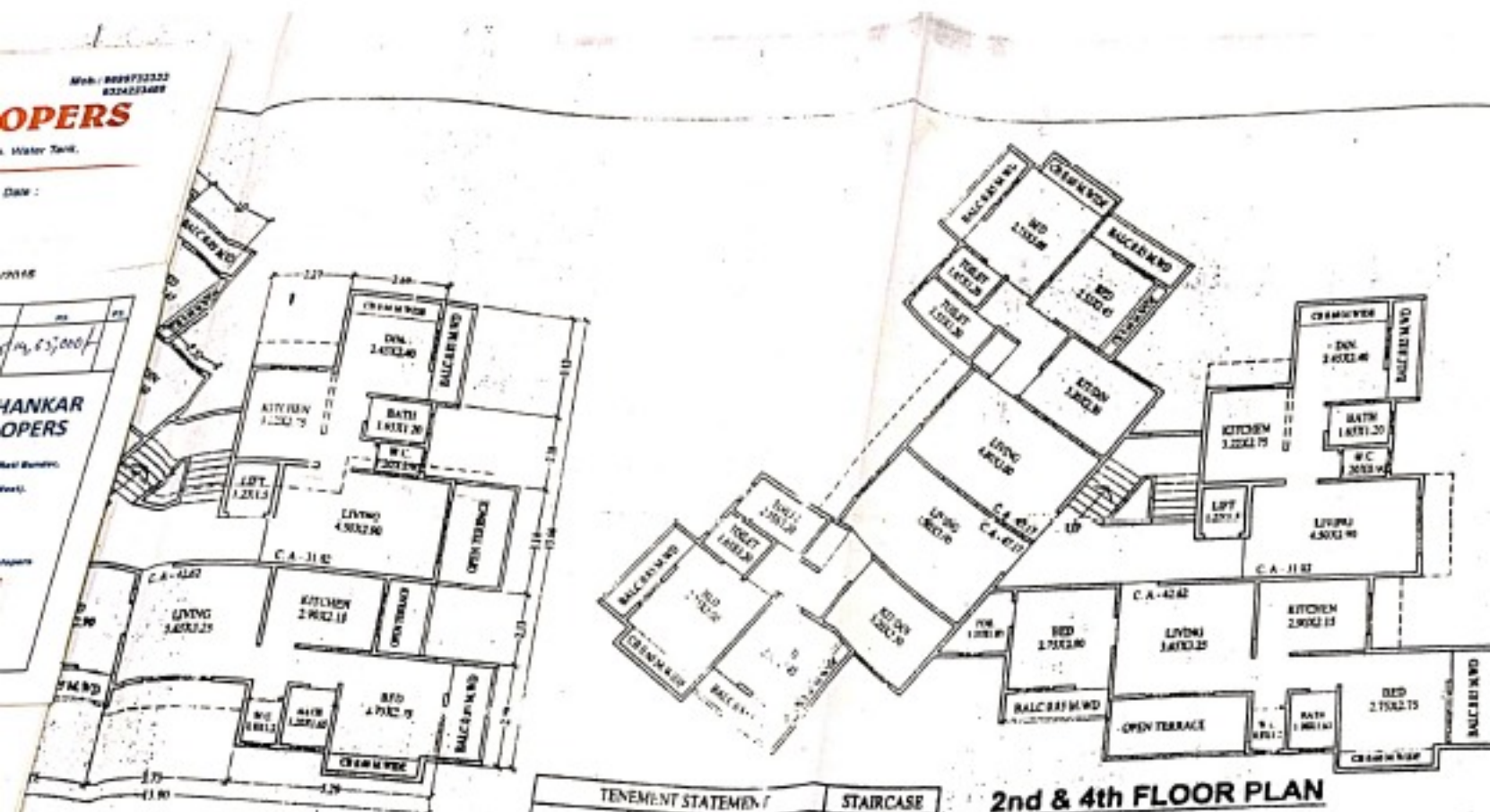
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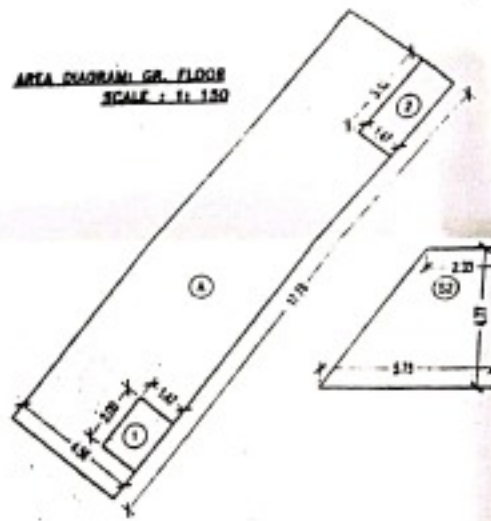
OR PLAN

OR PLAN



2nd & 4th FLOOR PLAN
SCALE - 1:100

FLOOR	NUMBER OF TENEMENTS				TOTAL	AREA OF STAIRCASE LIFT/PASSAGE
	BELLOW	UPPER	TOILET	STAIR		
GROUND FLOOR						21.71
FIRST FLOOR						19.08
SECOND FLOOR						19.08
THIRD FLOOR						19.08
FOURTH FLOOR						19.08
FIFTH FLOOR						19.08
SIXTH FLOOR						19.08
SEVENTH FLOOR						19.08
TOTAL NO.	6	6	6	6	24	151.27



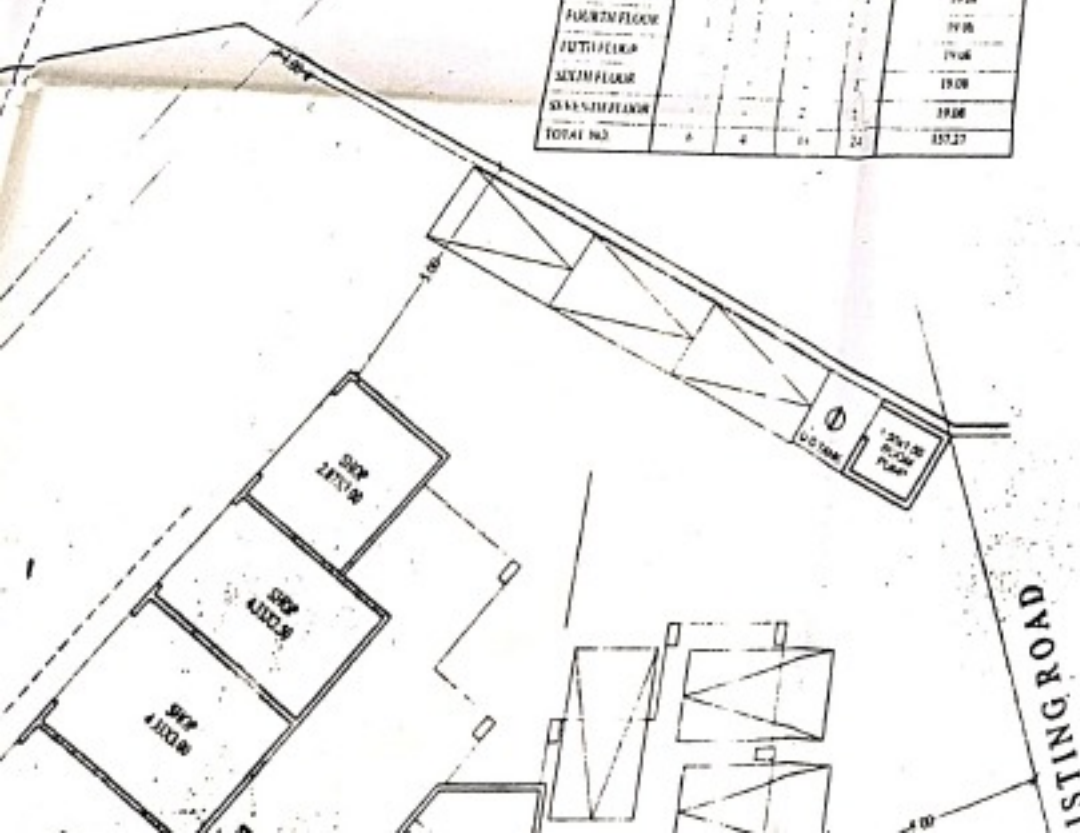
AREA DIAGRAM GR. FLOOR
SCALE - 1:150

BUILT UP AREA CALCULATION

GROUND FLOOR		
A	4.58 X 17.78 X 1NO	= 81.08 SQ.MT.
TOTAL ADDITION		= 81.08 SQ.MT.
DEDUCTIONS		
1	2.00 X 1.47 X 1NO	= 2.94 SQ.MT.
2	3.12 X 1.47 X 1NO	= 4.58 SQ.MT.
TOTAL DEDUCTIONS		= 7.53 SQ.MT.
TOTAL BUILT UP AREA		= 73.55 SQ.MT.

STAIR CASE AREA CALCULATION

GROUND FLOOR		
S1	1.38 X 3.17 X 1NO	= 4.37 SQ.MT.
S2	(5.78 + 2.33) / 2 X 4.77 X 1NO	= 18.34 SQ.MT.
TOTAL ADDITION		= 23.71 SQ.MT.



SISTIN ROAD

STAMP OF APPROVAL OF PLAN

BUILDING NO.3

प्लान नं. १२/२०२२/२०२२-२२/१०८
 प्लान नं. १२/२०२२/२०२२-२२/१०८
 दिनांक २२/०८/२०२२



Handwritten signature and official stamp of the Municipal Corporation.

NOTE
 ALL DIMENSIONS ARE IN METRIC SYSTEM.
 ALL WALLS ARE 0.15M THICK BRICK WALL.
 SET-BACK AREA SHOWN IN DOTTED GREEN COLOUR.
 DRAINAGE LINE SHOWN IN DOTTED RED COLOUR.
 PLOT BOUNDARY SHOWN IN BLACK COLOUR.
 PROPOSED WORK SHOWN IN PINK COLOUR.

SUMMARY & BALCONY AREA STATEMENT

FLOOR	BUILT-UP IN SQ.MT	PERM AREA (10% OF B.U.A.)	PROP. AREA	EXCESS AREA
GR.	73.55	7.35	NIL	NIL
1st	186.62	18.66	21.76 x 0.85 18.50	NIL
2nd	186.62	18.66	21.76 x 0.85 18.50	NIL
3rd	186.62	18.66	21.76 x 0.85 18.50	NIL
4th	186.62	18.66	21.76 x 0.85 18.50	NIL
5th	181.66	18.16	18.89 x 0.85 16.05	NIL
6th	104.31	10.43	12.54 x 0.85 10.77	NIL
7th	104.31	10.43	12.54 x 0.85 10.77	NIL
TOTAL	1210.31	121.01	111.79	NIL

AREA STATEMENT

NO.	DESCRIPTION	SQ.MT
1	AREA OF PLOT	3100.00
	AREA OF PLOT (AS PER F.O.A)	3100.00
2	DEDUCTION FOR	
a	EXISTING ROAD	77.93
b	PROPOSED ROAD (SET-BACK AREA)	377.59
c	ANY RESERVATION	33.62
d	TOTAL AREA (a+b+c)	489.14
3	BALANCED AREA OF PLOT	2610.86
4	DEDUCTION FOR RECREATION GROUND - 15% OF 2610.86	391.62
	REQD. RM - 92.17 PROVIDED - 442.54	
	INTERNAL ROAD	112.43
	TOTAL	304.05
5	NET AREA OF PLOT (3-4)	2219.34
6	ADDITION FOR F.S.I. (2a)	377.59
	(2b)	11.62
	(2c) AREA OF OVERSEEN	305.40
7	TOTAL AREA	3195.95
8	F.S.I. PERMISSIBLE	1.00
9	F.S.I. CREDIT AVAILABLE	2219.34 x 1.00 = 2219.34
	(1775.39 + 443.95) = 2219.34	
10	PERMISSIBLE FLOOR AREA	2219.34
11	EXISTING FLOOR AREA	3982.85
12	PROPOSED FLOOR AREA	3971.87
13	EXCESS BALCONY AREA (BUDGET)	6.13
14	TOTAL PROPOSED BUILT-UP AREA (11+12+13)	3978.00
15	F.S.I. CONSUMED	1.00

PARKING AREA STATEMENT (As per d.c.rule)

RESIDENTIAL	COMMERCIAL	VISITORS
ONE PARKING SPACE FOR EVERY	ONE PARKING SPACE FOR EVERY	10% OF THE NUMBER STIPULATED ABOVE
a) TENEMENT HAVING CARPET AREA ABOVE 15M EACH	a) 10M IN OF FLOOR AREA UP TO 800M	
b) TENEMENT HAVING CARPET AREA BWT. 45-15M EACH	b) 15M IN OF FLOOR AREA ABOVE 800M PROVIDED THAT NO PARKING FOR FLOOR AREA UP TO 100M	
c) TENEMENT HAVING CARPET AREA ABOVE 15M EACH		

RESIDENTIAL	TENEMENT STATEMENT	PARKING SPACE REQUIRED
CARPET AREA BELOW 15M	NUMBER OF TENEMENT	NOT REQUIRED
BET. 15-45M	6	
	4	1.00

BALCONY AREA STATEMENT

NO.	DESCRIPTION	SQ.MT
a	PERMISSIBLE BALCONY AREA	
b	PROPOSED BALCONY AREA	
c	EXCESS BALCONY AREA	

TENEMENT STATEMENT

NO.	DESCRIPTION	SQ.MT
a	PROPOSED AREA	3978.00
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA	443.95
c	AREA OF TENEMENT (100%)	3534.05
d	TENEMENT PERMISSIBLE	1.00
e	TENEMENT PROPOSED	1.00
f	TENEMENT EXISTING	1.00
g	TOTAL NO. OF TENEMENT	1.00

NAME & SIGNATURE OF OWNER