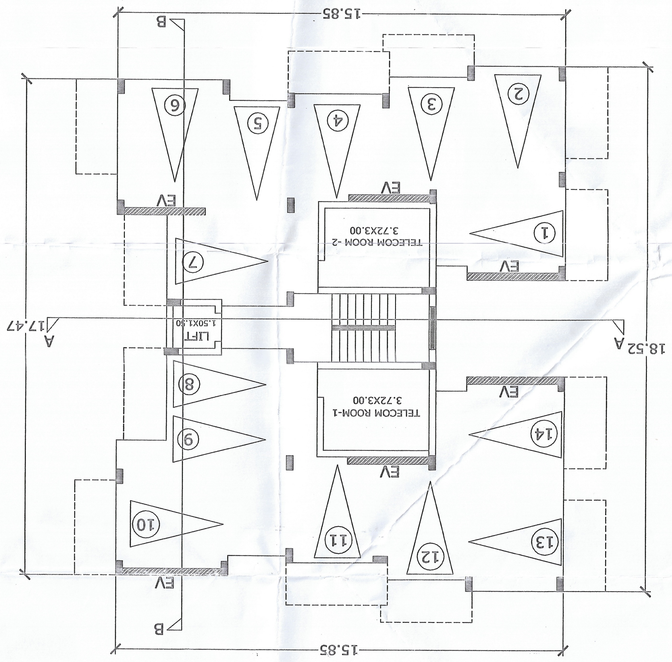
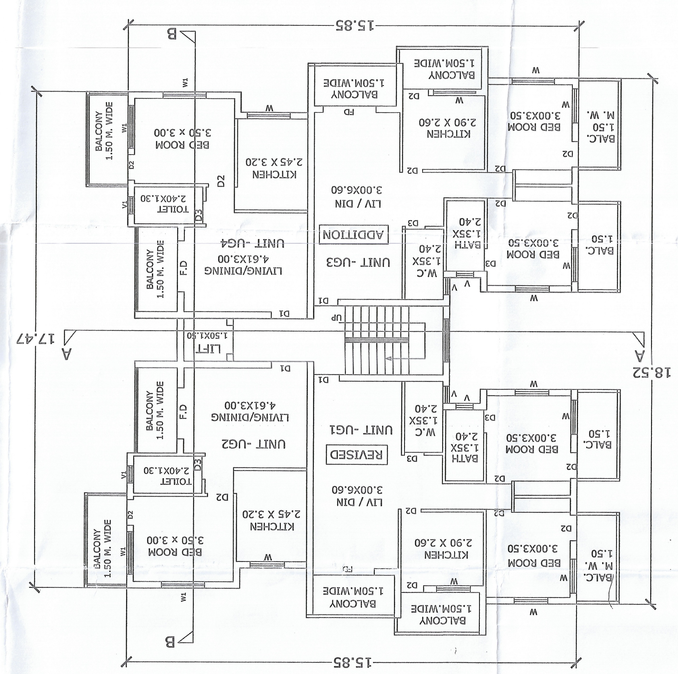
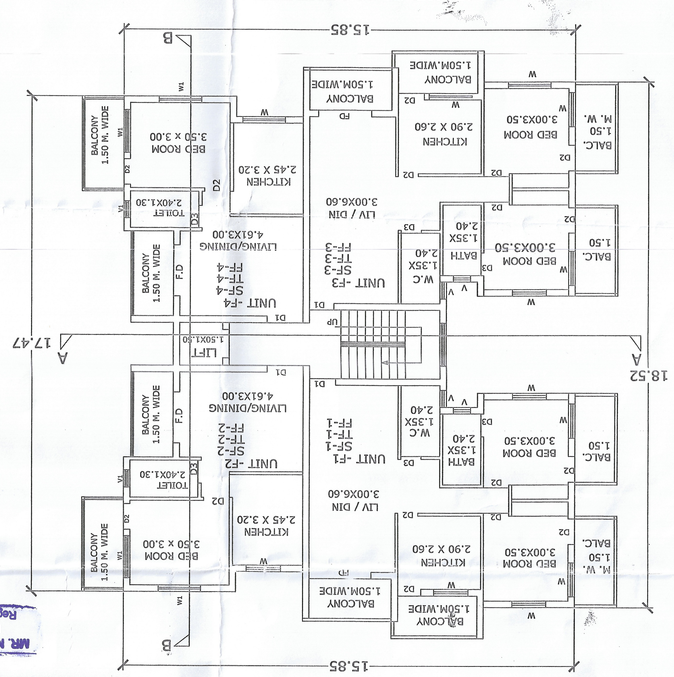
STILT FLOOR PLAN
SCALE 1:100



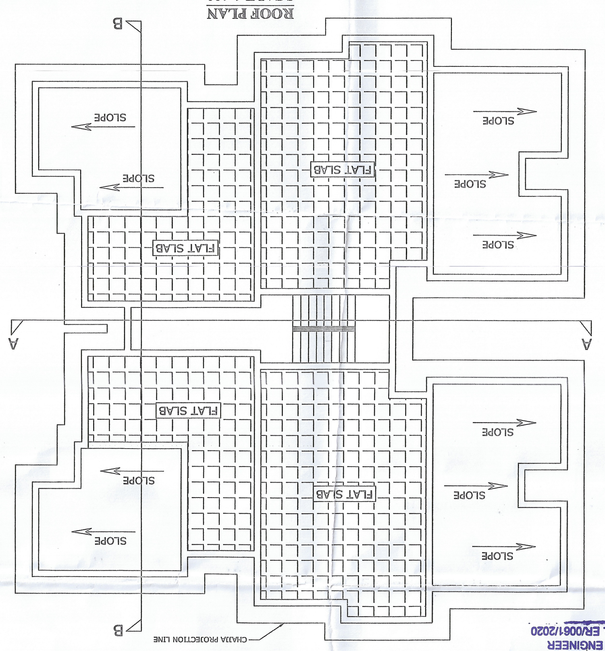
REVISED UPPER GROUND FLOOR (PART) AND ADDITION OF UPPER GROUND FLOOR (PART) PLAN
SCALE 1:100



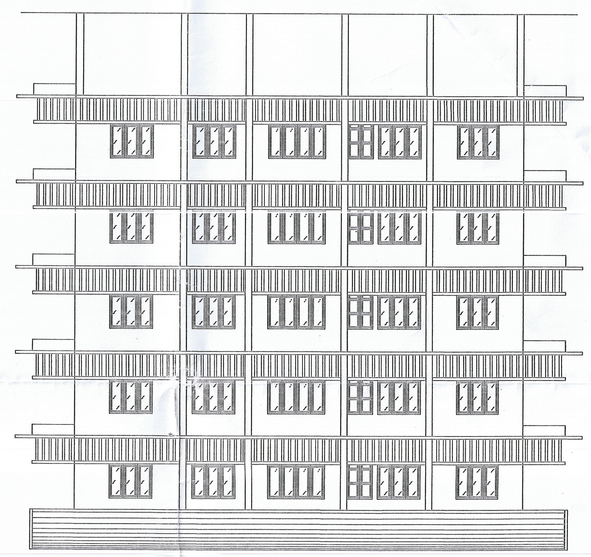
TYPICAL FIRST ,SECOND ,THIRD & FOURTH FLOOR PLAN
SCALE 1:100



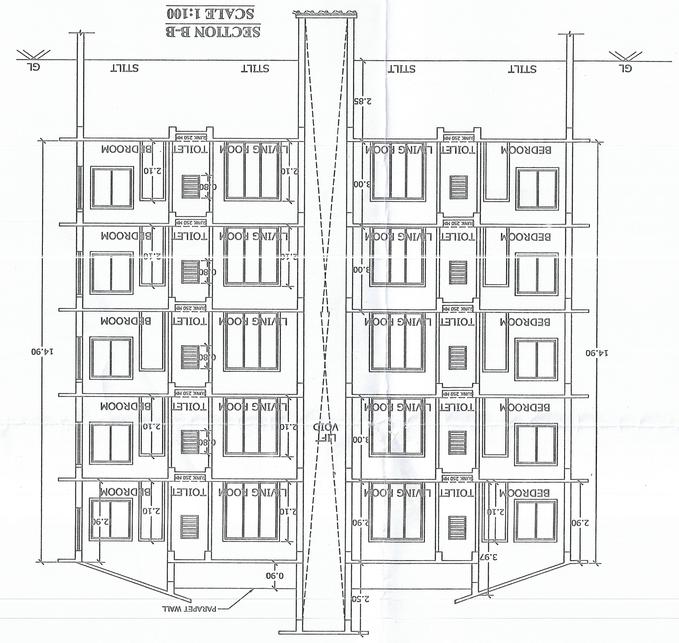
ROOF PLAN
SCALE 1:100



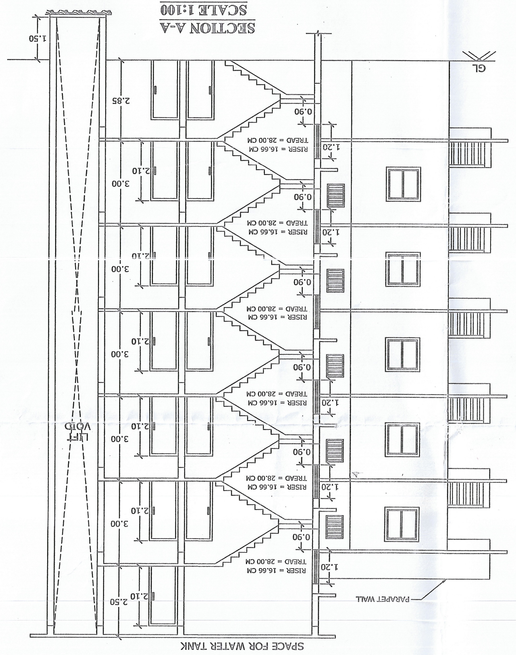
FRONT ELEVATION
SCALE 1:100



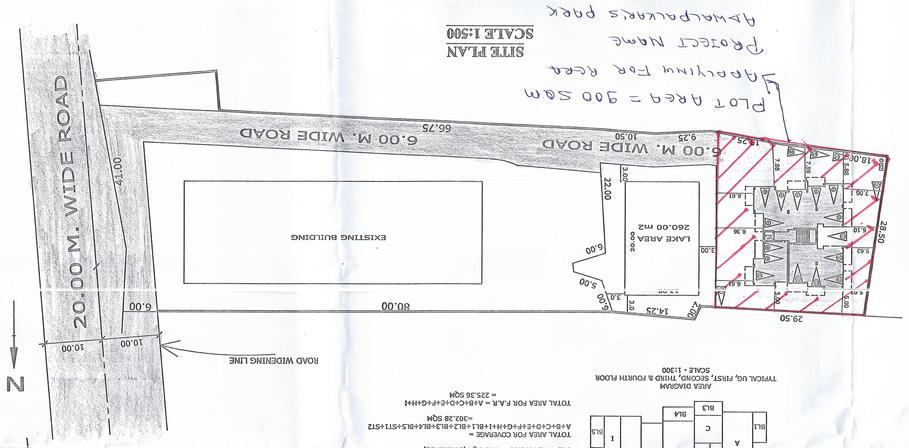
SECTION B-B
SCALE 1:100



SECTION A-A
SCALE 1:100



SITE PLAN
SCALE 1:500



Plot Area = 900 Sqm
Proposed for Residential Apartment
Project Name
Ashwin Palaces Pune

MR. NISHANT KUMAR JHA
Regd. ENGINEER
Regd. No. ER00061/2020

Please Check Letter No. TIS/2356/CAL-TEC/ 2025/Pune/0182 dated 26-08-2025
Regarding the Plan.
By Town Planner,
Encl: As above.
Thanking You,
Yours faithfully
For Executive Engineer & Secretary
Talegaon Nagar Parishad Dist. Pune

AREA STATMENT

01) AREA OF THE PLOT	-1704.00M2
02) AREA UNDER R/W	NIL
03) DEDUCTION FOR	
a) AREA FOR LAKE	-260.00M2
b) REMAINIG AREA	-270.00M2
TOTAL a+b	-530.00M2
04) NET EFFECTIVE AREA	-1174.00M2
05) PERMISSIBLE COVERAGE 40%-	[469.60M2]
06) PROPOSED AREA FOR COVERAGE	- 225.36M2 [19.19%]
07) PERMISSIBLE F.A.R 100%	-1174.00 M2 [100%]
08) F.A.R CONSUMED	-1126.80 M2 [95.97%]

DETAILS OF AREAS AND USE FLOORWISE

FLOOR (%)	USE	TOTAL BUILT - UP AREA	AREA FREE FROM F.A.R			NET FLOOR AREA	F . A . R
REFERENCE		AREA M2	PARKING STILT	LIFT	BAL.	TOTAL	M2
STILT	PARKING	244.19	225.36	18.83	-	244.19	-
UPPER GOUND FLOOR	RESIDENTIAL	302.28	-	18.83	58.08	76.91	225.36
FIRST FLOOR	RESIDENTIAL	302.28	-	18.83	58.08	76.91	225.36
SECOND FLOOR	RESIDENTIAL	302.28	-	18.83	58.08	76.91	225.36
THIRD FLOOR	RESIDENTIAL	302.28	-	18.83	58.08	76.91	225.36
FOURTH FLOOR	RESIDENTIAL	302.28	-	18.83	58.08	76.91	225.36
TOTAL = 1755.59 M2			225.36	112.98	290.40	638.74	1126.80 SQM (95.97%)

TOTAL AREA FOR INFRASTRUCTURE TAX = 1755.59 - 225.36 = 1530.23 M2

TOTAL PARKING REQUIRED = 20 NOS.
TOTAL PARKING PROVIDED = 20 NOS.

REVISION AND ADDITION OF UPPER GROUND FLOOR (PART), FIRST, SECOND, THIRD AND FOURTH FLOOR IN PLOT BEARING SURVEY NO. 490 /3, 490 /4 AT VILLAGE CALAPUR, TISWADI TALUKA.

CLIENT:
, SHRI. SHASHANK MAHATME

P.O.A:
MR. MAHESH R. ADWALPALKAR

ENGINEER:
MR. NISHANT KUMAR JHA
Regd. ENGINEER
Regd. No. ER00061/2020

OPENING SCHEDULE
D = 1.20 X 2.10
D1 = 1.00 X 2.10
D2 = 0.90 X 2.10
W = 1.20 X 1.20
W1 = 1.50 X 2.10
V = 0.60 X 0.90
FD = 2.00 X 2.10