

**AREA STATEMENT**

1) TOTAL AREA OF THE PLOT	907.00 M2																																																															
2) AREA WITHIN ROAD WIDENING PROPOSED	0.00 M2																																																															
3) EFFECTIVE PLOT AREA	907.00 M2																																																															
4) PERMISSIBLE COVERAGE (40%)	362.80 M2																																																															
5) PROPOSED COVERAGE (36.65%)	332.45 M2																																																															
6) PERMISSIBLE FAR (100%)	907.00 M2																																																															
7) PROPOSED FAR (85.40%)	865.20 M2																																																															
8) LENGTH OF COMPOUND WALL	127.40 R.Mt																																																															
9) DETAILS OF AREAS AND USE FLOORWISE																																																																
<table border="1"> <thead> <tr> <th>FLOOR</th> <th>USE</th> <th>TOTAL BUA (M<sup>2</sup>)</th> <th>BALCONY</th> <th>STAIR/LIFT</th> <th>PARK</th> <th>LOBBY TELECOM</th> <th>TOTAL AREA</th> <th>NET FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>PARKING RES.</td> <td>332.45</td> <td>53.55</td> <td>44.55</td> <td>271.55</td> <td>16.35</td> <td>332.45</td> <td>---</td> </tr> <tr> <td>FIRST FLOOR</td> <td>RES.</td> <td>331.00</td> <td>53.55</td> <td>47.75</td> <td>---</td> <td>---</td> <td>114.70</td> <td>216.30</td> </tr> <tr> <td>SECOND FLOOR</td> <td>RES.</td> <td>331.00</td> <td>53.55</td> <td>47.75</td> <td>---</td> <td>---</td> <td>114.70</td> <td>216.30</td> </tr> <tr> <td>THIRD FLOOR</td> <td>RES.</td> <td>331.00</td> <td>53.55</td> <td>47.75</td> <td>---</td> <td>---</td> <td>114.70</td> <td>216.30</td> </tr> <tr> <td>FOURTH FLOOR</td> <td>RES.</td> <td>331.00</td> <td>53.55</td> <td>47.75</td> <td>---</td> <td>---</td> <td>114.70</td> <td>216.30</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>1666.45</td> <td>214.20</td> <td>235.55</td> <td>271.55</td> <td>53.60</td> <td>16.35</td> <td>791.25</td> </tr> </tbody> </table>		FLOOR	USE	TOTAL BUA (M <sup>2</sup> )	BALCONY	STAIR/LIFT	PARK	LOBBY TELECOM	TOTAL AREA	NET FLOOR AREA	GROUND FLOOR	PARKING RES.	332.45	53.55	44.55	271.55	16.35	332.45	---	FIRST FLOOR	RES.	331.00	53.55	47.75	---	---	114.70	216.30	SECOND FLOOR	RES.	331.00	53.55	47.75	---	---	114.70	216.30	THIRD FLOOR	RES.	331.00	53.55	47.75	---	---	114.70	216.30	FOURTH FLOOR	RES.	331.00	53.55	47.75	---	---	114.70	216.30	TOTAL		1666.45	214.20	235.55	271.55	53.60	16.35	791.25
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AREA FOR INFRA STRUCTURE TAX  
TOTAL AREA FOR INFRASTRUCTURE TAX 1384.00 M2

CAR PARKING STATEMENT  
TOTAL RESIDENTIAL AREA = 865.20 = 1 No CAR PARKING FOR 75 units = 12 Nos  
TOTAL CAR PARKING REQUIRED = 12 Nos  
TOTAL CAR PARKING PROVIDED = 16 Nos

DOOR & WINDOW SCHEDULE.

S.No	NAME	SIZE (MM)	UNTEL LVL
01	D1	1650 X 2450	2450
02	D2	900 X 2450	2450
03	D1	900 X 2450	2450

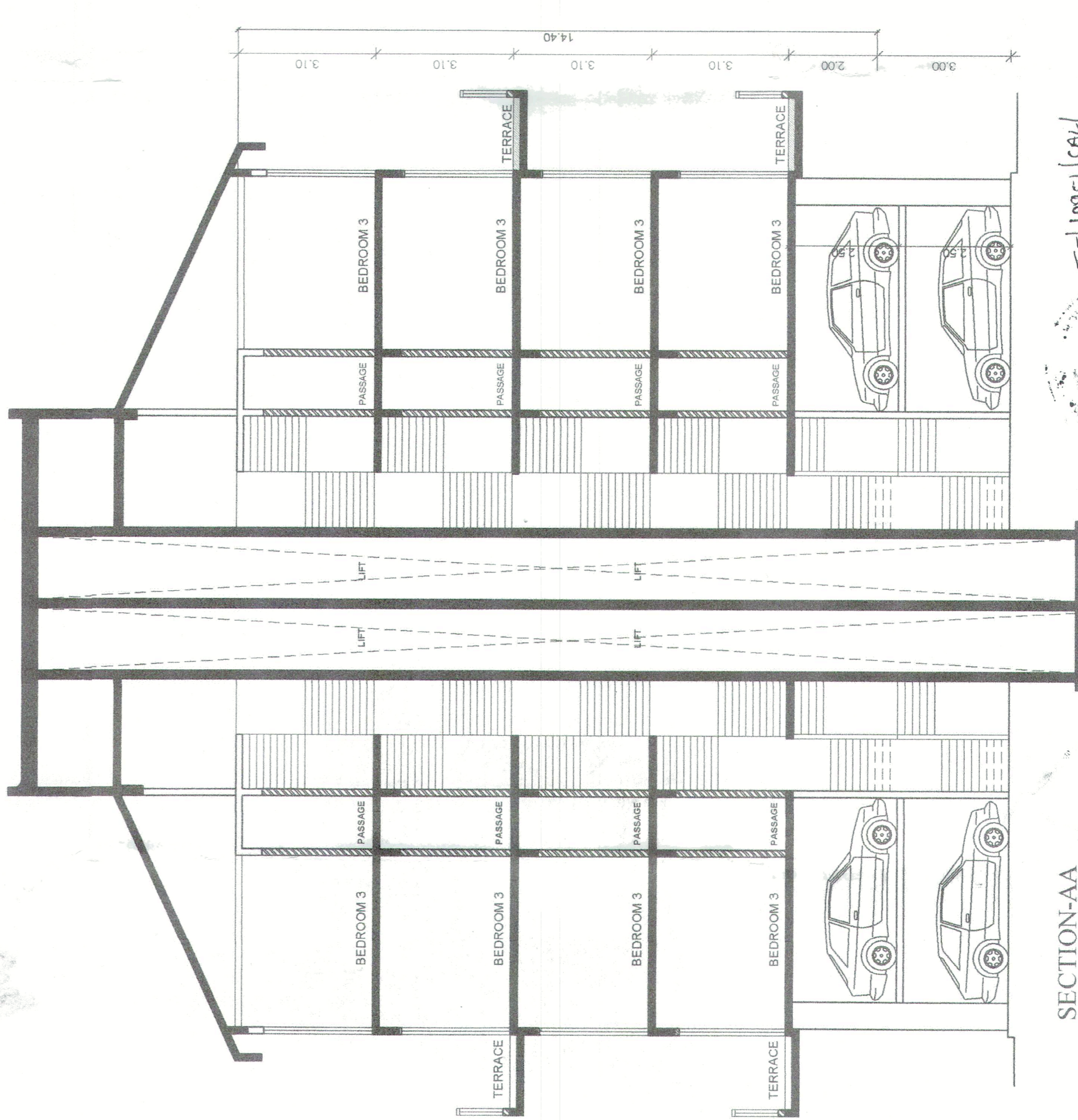
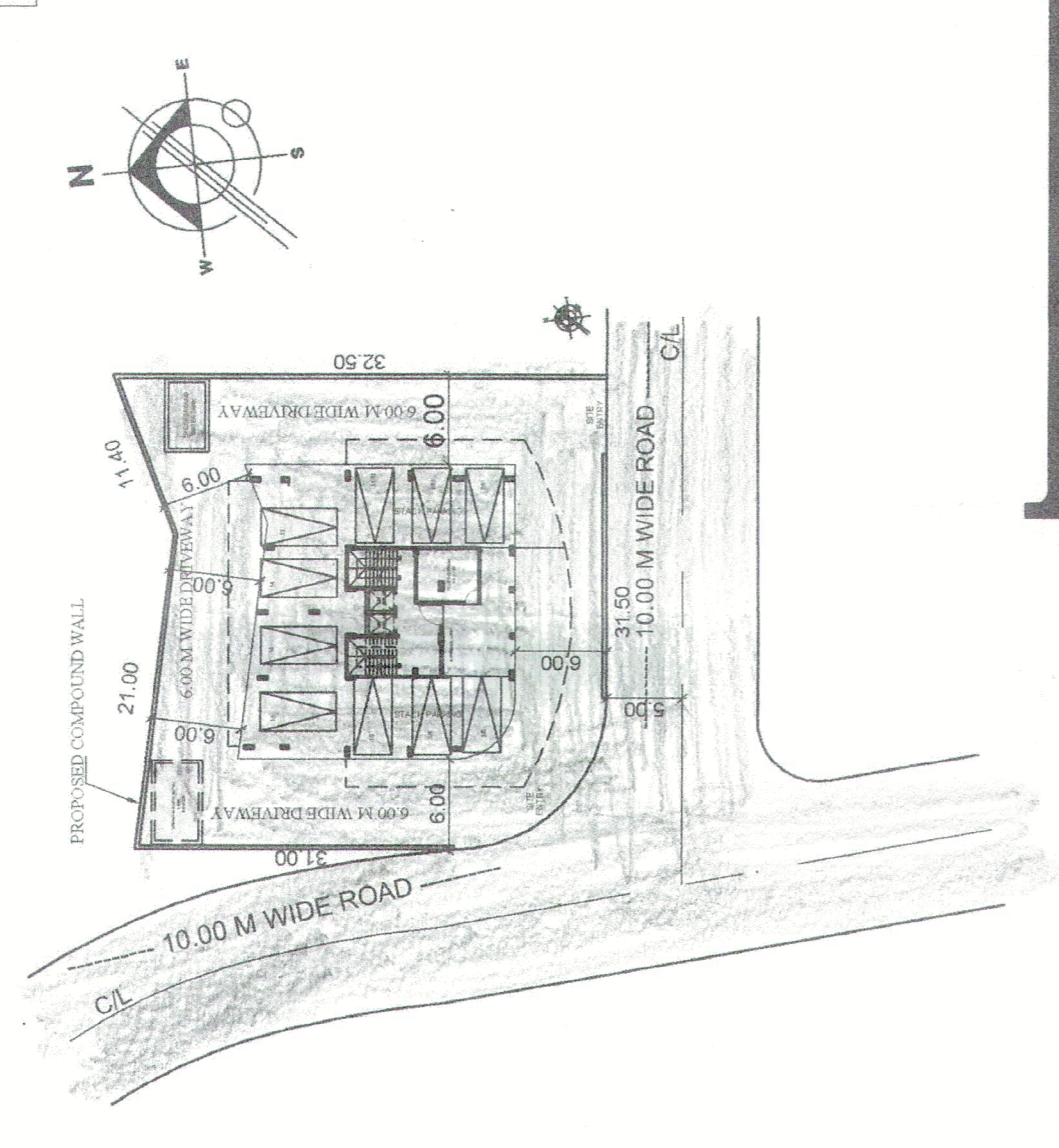
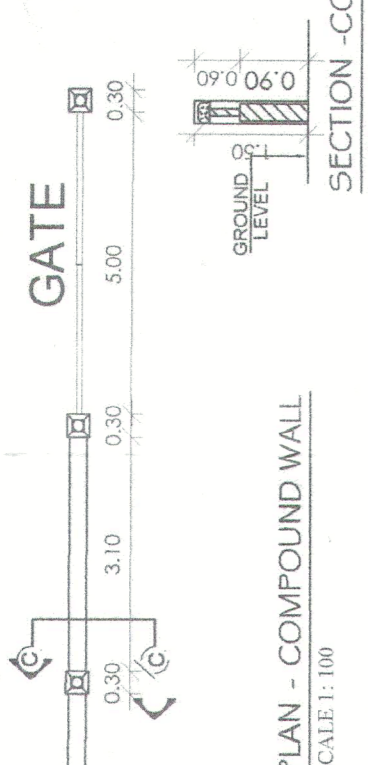
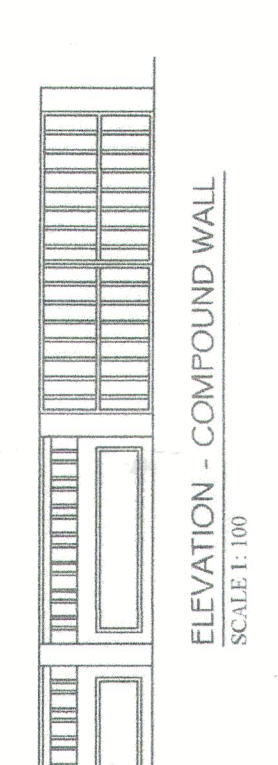
S.No	NAME	SIZE (MM)	BILL LVL	UNTEL LVL
01	S01	2000 X 2450	00	2450
02	S02	2700 X 2450	00	2450
03	S03	2550 X 2450	00	2450
04	S04	3000 X 2450	00	2450
05	S05	3000 X 2450	00	2450
06	S06	1500 X 2450	00	2450
07	S07	1600 X 2450	00	2450
08	V	800 X 650	1550	2450

LOCATION AND SITE ADDRESS  
PROPOSED PLAN OF RESIDENTIAL BUILDING ON PROPERTY BEARING PLOT NO.57 IN BEARING SURVEY NO.- 211/1 SITUATED AT CALAPUR VILLAGE OF TISWADI TALUKA, FOR SHREE MAXIMO BUILDCON, REPRESENTED BY IT'S PARTNERS MR. BALTEJ SINGH & OTHERS.

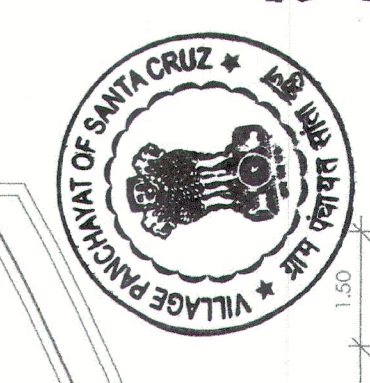
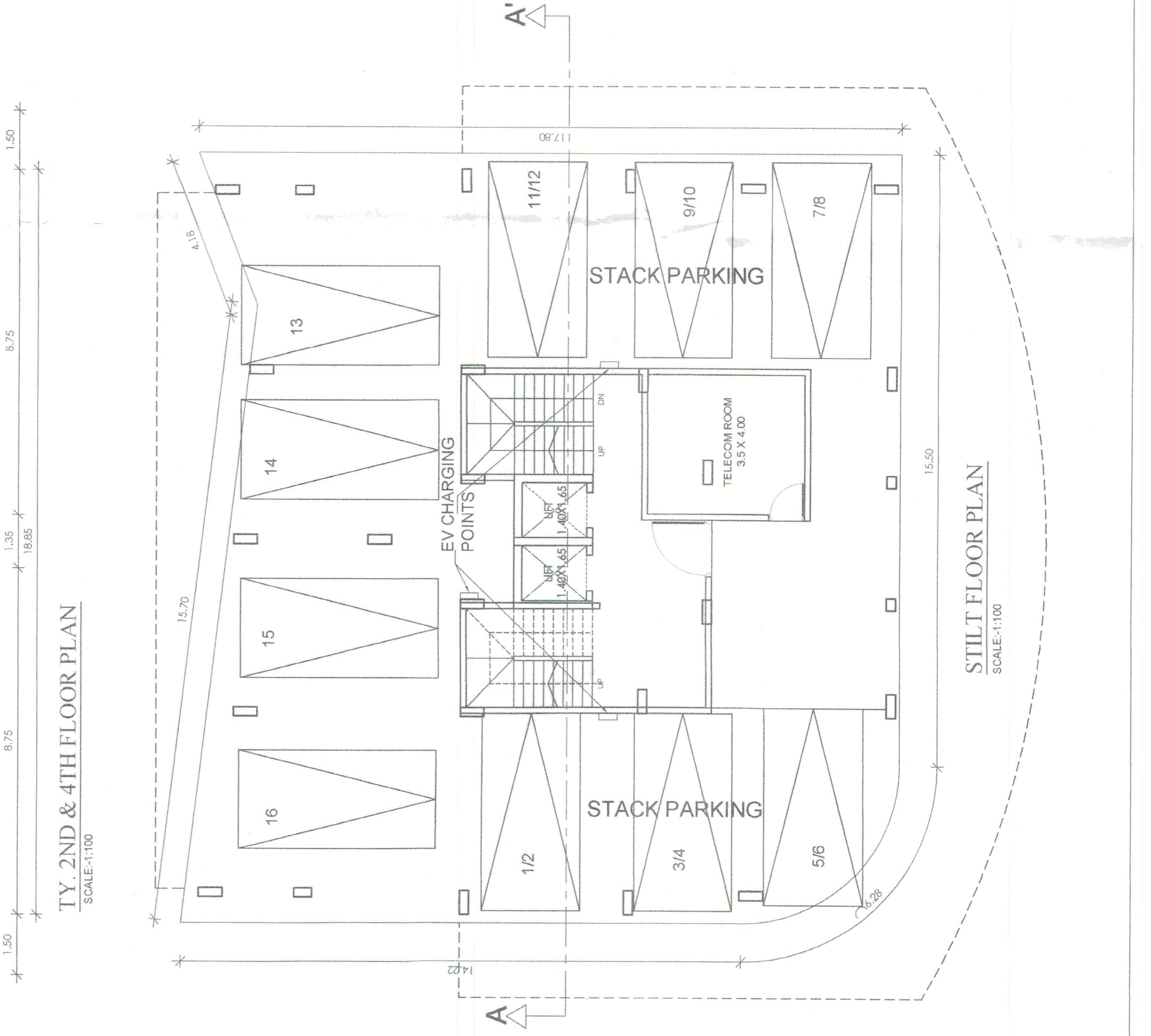
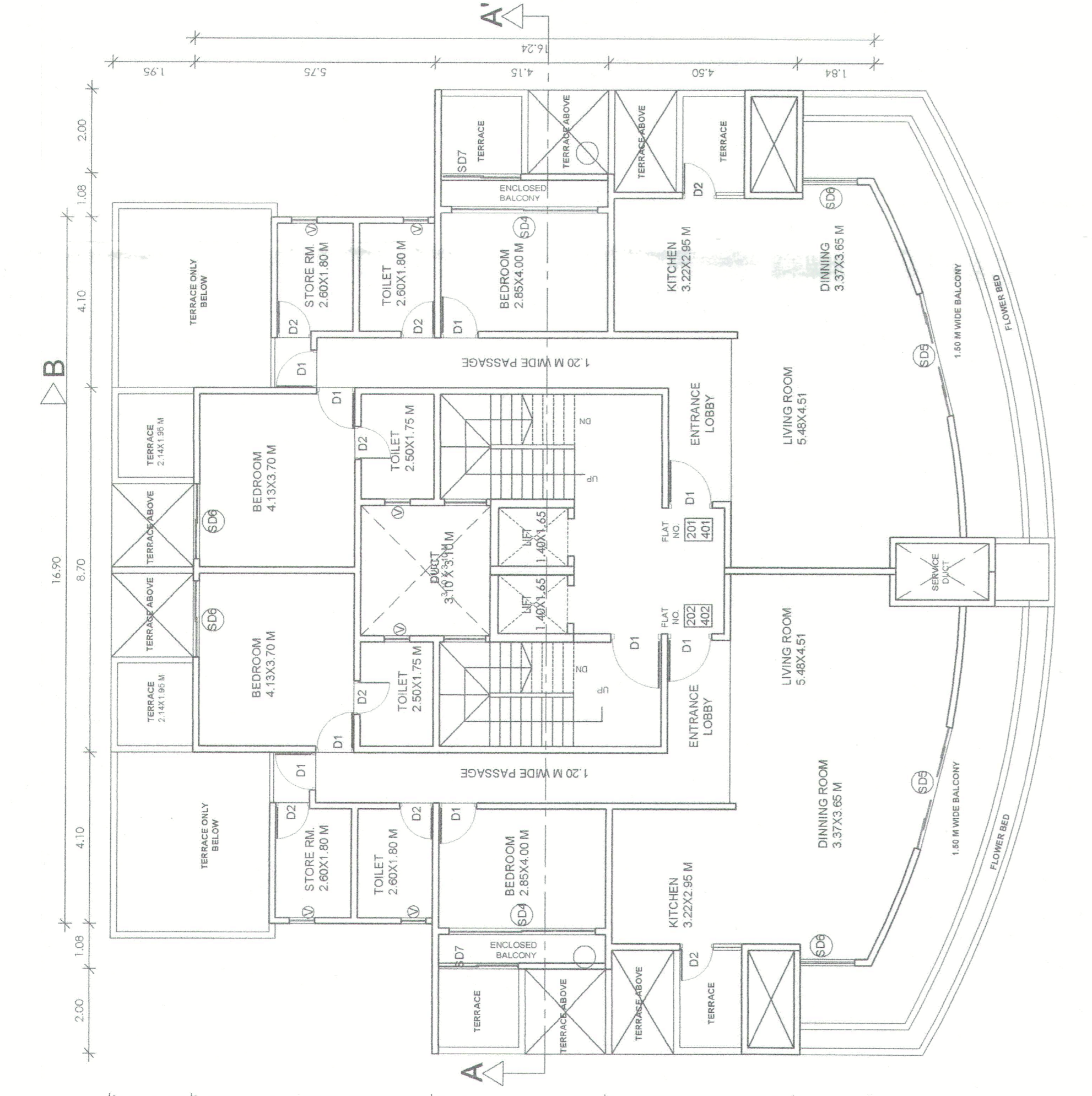
NAME OF OWNER & SIGN  
ARCHITECT -  
ARCHITECT - P.R.VA SHINDE CA/2005/36630  
CA/2005/36630  
**VISPA ARCHITECTS**  
T: 02028548008  
E: vispaarchitects@gmail.com

DATE	SCALE	JOB NO.	REVISION
14.01.2025	AS SHEETED		
DRAWN BY	STATUS		
	SUBMISSION		01

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Date: 20.05.2026  
D. J. Patil  
Town & Country Planning Dept  
Pune, Maharashtra  
Please check letter No. 1151/1031/CA/2005-2026-3065-3065 dated 11.04.2025 regarding this plan.



TY. 1ST & 3RD FLOOR PLAN  
SCALE: 1:100