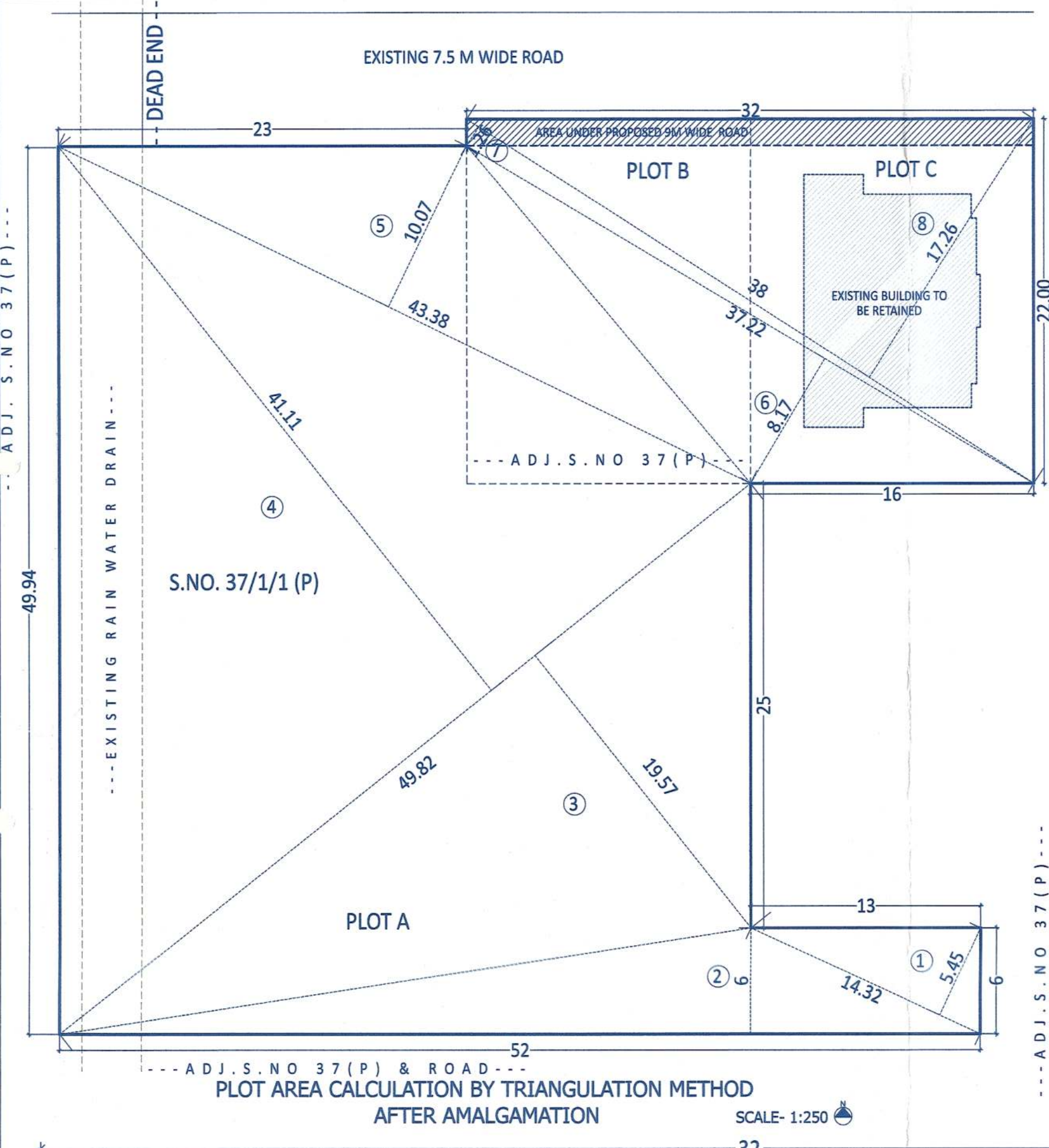




PLOT A AREA CALCULATION BY TRIANGULATION METHOD									
1	0.5	x	55.04	x	20.9	=			575.17
2	0.5	x	55.04	x	7.94	=			218.51
3	0.5	x	49.82	x	9.96	=			248.10
4	0.5	x	49.82	x	19.57	=			487.49
5	0.5	x	52	x	6	=			156.00
6	0.5	x	14.32	x	5.45	=			39.02
Total									1724.29

PLOT B AREA CALCULATION BY TRIANGULATION METHOD									
7	0.5	x	27.1	x	13	=			176.15
8	0.5	x	27.1	x	13	=			176.15
Total									352.30

PLOT C AREA CALCULATION BY TRIANGULATION METHOD									
9	0.5	x	27.1	x	13	=			176.15
10	0.5	x	27.1	x	13	=			176.15
Total									352.30

PARKING STATEMENT AS PER FULL POTENTIAL					
TYPE OF USE	TENEMENT	REQ. PARKING		PROP. PARKING	
		CARS	SCOOTERS	CARS	SCOOTERS
MULTI FAMILY RESI. TENEMENTS HAVING CARPET AREA 80.00 TO 150.00 SQ.M. (1 CAR, 1 SCOOTER)	72	72	72	72	72
TOTAL	72	72	72	72	72
ADDITIONS 5% VISITORS PARKING		04	04	04	04
TOTAL		76	76	76	76
PARKING AREA CALCULATION					
VEHICLE	NOS.	AREA REQUIRED		AREA PROVIDED	
CARS	76	12.5 SQ.M./CAR		950.00 SQ.MTS	
SCOOTERS	76	2.0 SQ.M./SCO		152.00 SQ.MTS	
TOTAL				1102.00 SQ.MTS	

PARKING STATEMENT AS PER R		
TYPE OF USE	TENEMENT	
MULTI FAMILY RESI. TENEMENTS HAVING CARPET AREA 80.00 TO 150.00 SQ.M. (1 CAR, 1 SCOOTER)	36	
TOTAL	36	
ADDITIONS 5% VISITORS PARKING		
TOTAL		
PARKING AREA CALCULATION		
VEHICLE	NOS.	AR
CARS	38	12.
SCOOTERS	38	2.
TOTAL		

PLOT AREA CALCULATION BY TRIANGULATION METHOD AFTER AMALGAMATION									
1	0.5	x	14.32	x	5.45	=			39.02
2	0.5	x	52.00	x	6.00	=			156.00
3	0.5	x	49.82	x	19.57	=			487.49
4	0.5	x	49.82	x	41.11	=			1024.00
5	0.5	x	43.38	x	10.07	=			218.42
6	0.5	x	37.22	x	8.17	=			152.08
7	0.5	x	38.00	x	1.26	=			23.94
8	0.5	x	38.00	x	17.26	=			327.94
Total Open Space Area									2428.89

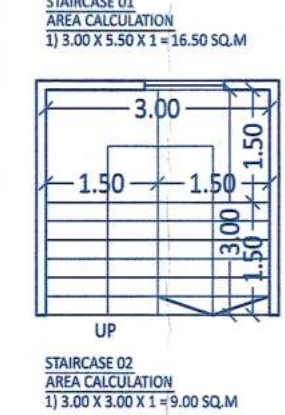
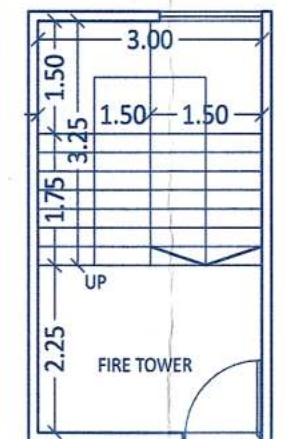
ROAD WIDENING AREA CALCULATION BY TRIANGULATION METHOD FROM 9M WIDE ROAD									
1	32.00	x	1.50	x	0.5	=			24.00
2	32.00	x	1.50	x	0.5	=			24.00
Total									48.00

WATER CALCULATION.

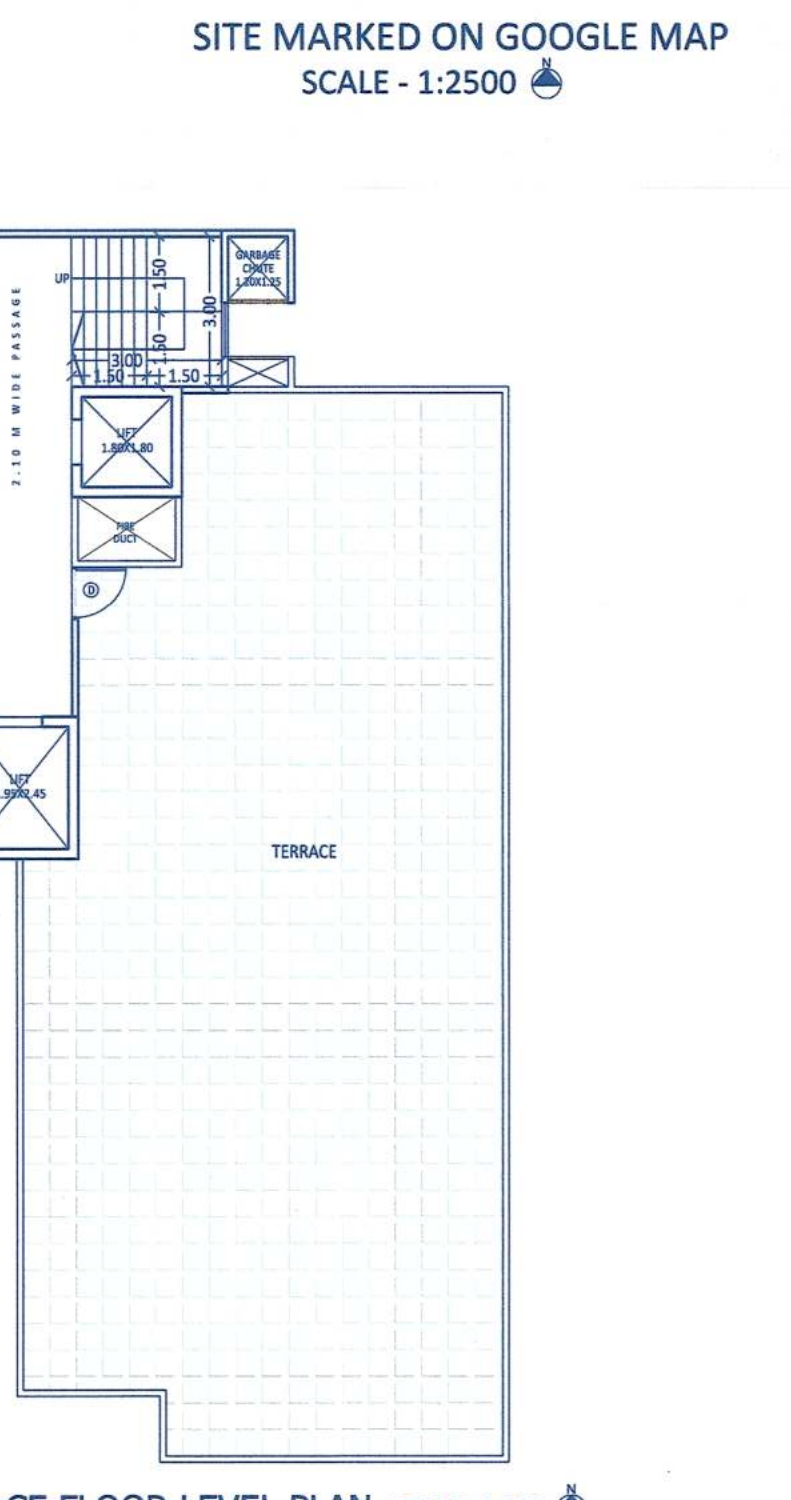
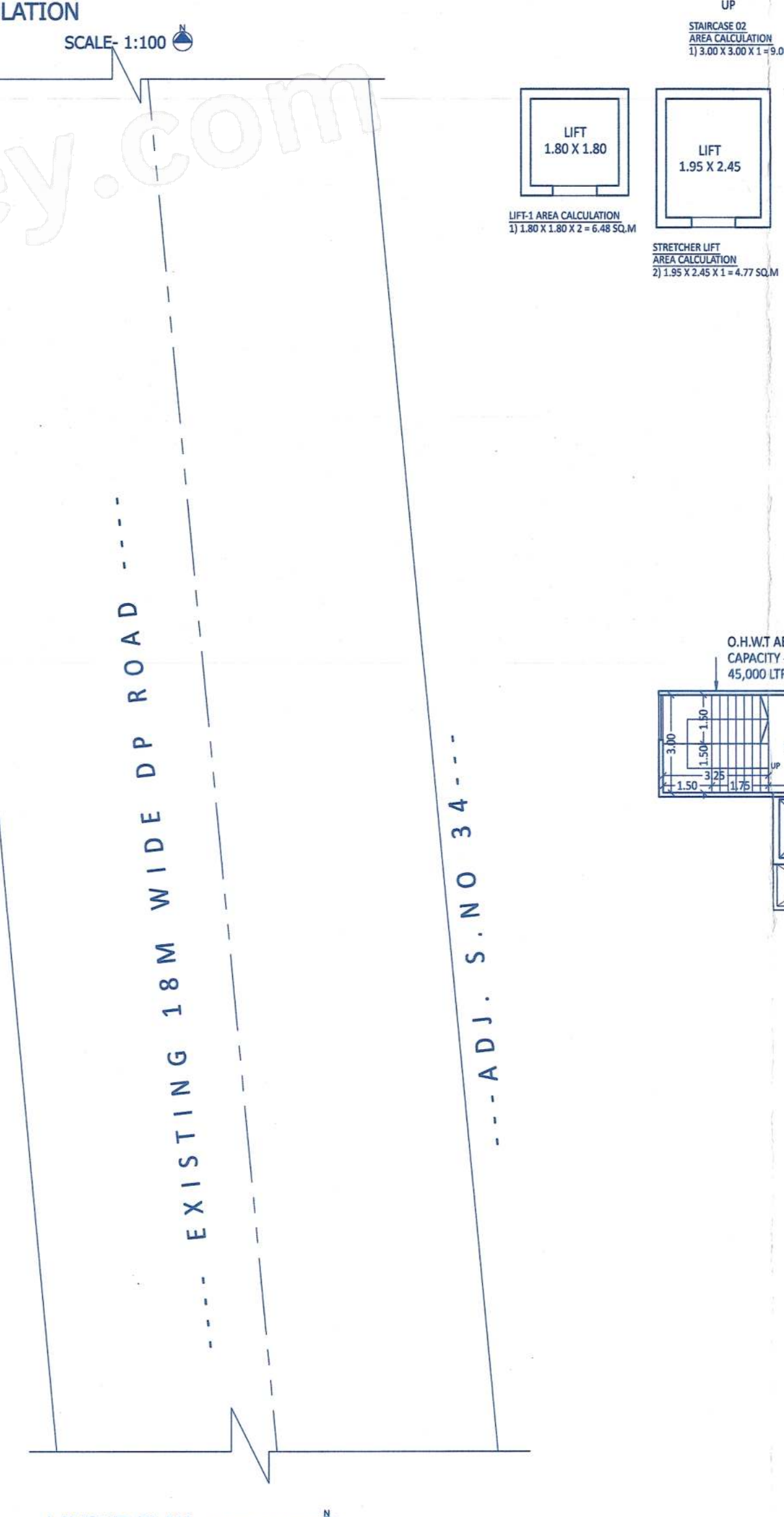
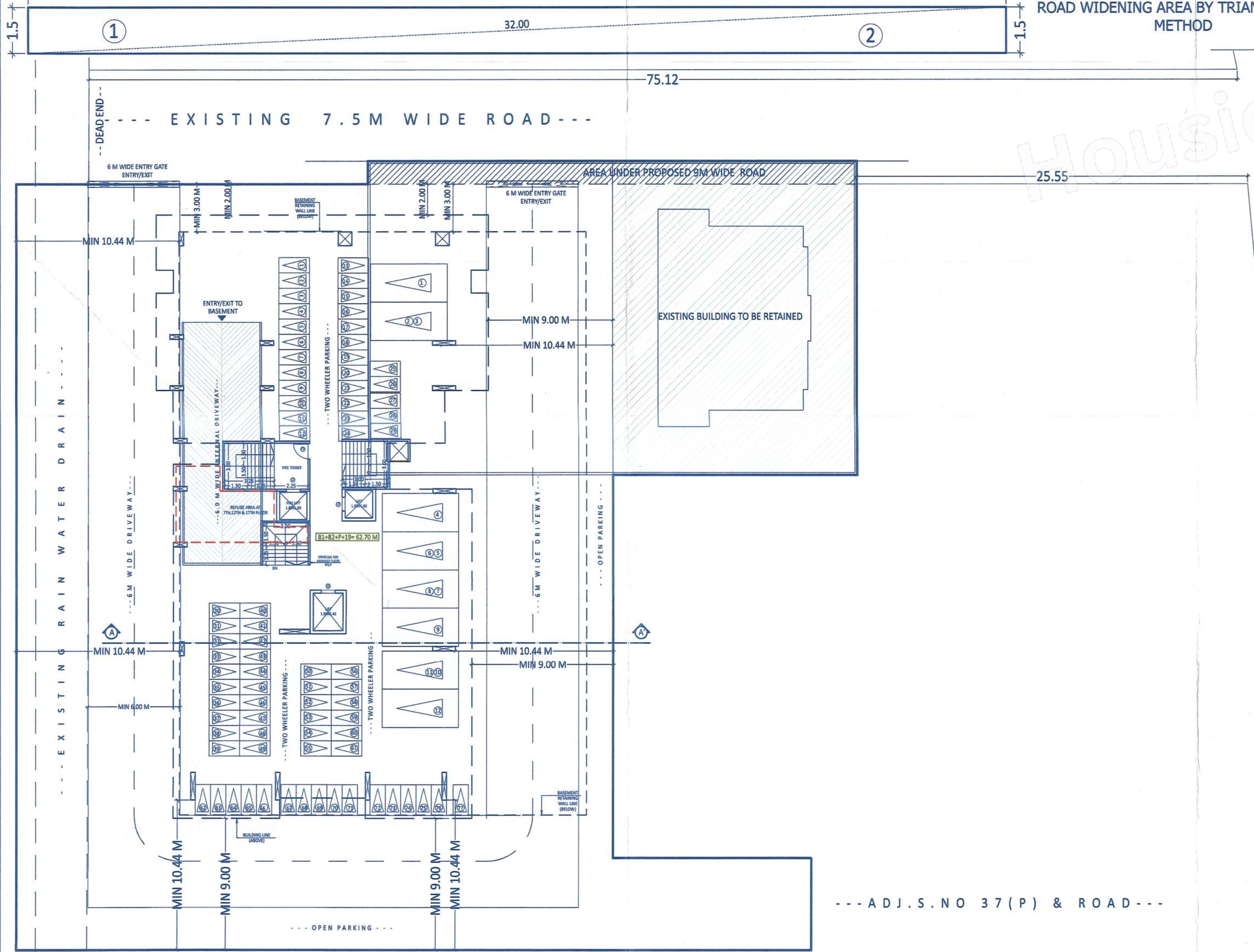
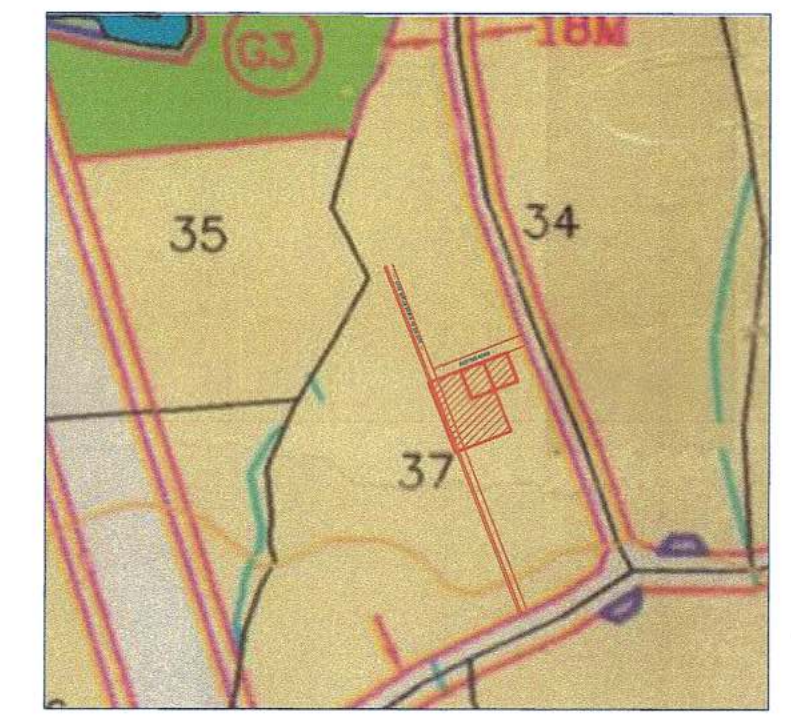
WATER REQUIRED AS PER RULE.

NO. OF TENEMENTS = 36 TEN. X 5 PEOPLE PER TEN. = 180 PERSONS
WATER REQUIREMENT = 135 LTS PER PERSON PER DAY
= 135 X 180 = 24,300 LITERS
SAY _____ = 25,000 LTS
ADD FIRE FIGHTING = 20,000 LTS
O.H.W.TANK CAPACITY = 45,000 LTRS.

U.G.T. CAPACITY = 45,000 X 1.50% = 67,500 LTRS.
SAY _____ = 68,000 LTRS.
FIRE FIGHTING (UGWT) = 75,000 LTS



BUILT UP AREA STATEMENT - (IN SQ.M)				
FLOOR	P-LINE BUILT UP AREA	LIFT AREA	BUILDING COVERAG E AREA	TENEMENTS
GROUND	0.00			0
1ST FLOOR	511.01			4
2ND FLOOR	511.01			4
3RD FLOOR	273.37			2
4TH FLOOR	273.37			2
5TH FLOOR	273.37			2
6TH FLOOR	273.37			2
7TH REFUGE FLOOR	274.49			2
8TH FLOOR	273.37			2
9TH FLOOR	273.37			2
10TH FLOOR	273.37			2
11TH FLOOR	273.37			2
12TH REFUGE FLOOR	274.49			2
13TH FLOOR	273.37			2
14TH FLOOR	273.37			2
15TH FLOOR	170.61			1
16TH FLOOR	170.61			1
17TH REFUGE FLOOR	170.72			1
18TH FLOOR	170.61			1
19TH FLOOR	50.85			0
TOTAL	5038.10	11.26	62.70	522.27
GRAND TOTAL				5038.10



DATE & STAMP OF APPROVAL

0104

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0897/23
DATE 21/07/2023
Inspector Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION
BUILDING DEVELOPMENT DEPARTMENT
PUNE

A AREA STATEMENT

01

Area of plot - (min. area of a,b,c to be considered)

a) As per ownership documents (7/12 CTS extract)

b) As per measurement sheet

c) as per site

d) minimum considered

02 Deductions for -

a) Proposed D.P./D.P. Road widening Area / Service Road / Highway Widening

b) Any D.P. Reservation area

Total (a+b+c)

03 Balance Area of plot (1-2)

a) Amenity Space (if applicable)

a) Required

b) Adjustment of 2(b), if any -

c) Balance proposed -

05 Net Area of Plot (3 - 4 (c))

06 Recreational Open space (if applicable)

a) Required

b) Proposed

07 Internal Road Area

08 Plottable area (if applicable)

09 Built up area with reference to basic F.S.I. as per front road width (Plot area x 1.1)

10 Addition of FSI on payment of premium

a) Maximum permissible premium FSI - based on road width / TOD Zone, (Plot area x 0.8)

b) Previously Approved FSI on payment of premium

11 In-situ FSI/TDR Loading

a) In-situ area against D.P. road (12.0 x 80.00 sq.ft), if any

b) In-situ area against Amenity Space if handed over (12.00 or 1.85 x 80.00 sq.ft) and/or (c)

c) TDR area (Plot area x 0.8)

d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c))

12 Additional FSI under Chapter no.7

13 Total entitlement of FSI in the proposal

a) [9+10(b)+11(d)] or 12 whichever is applicable

b) Existing built - up area to be deducted

c) Area available for proposal

d) Ancillary Area FSI upto 60% or 80% with payment of charges (12 x 2.68)

e) Proposed Ancillary Area

f) Total entitlement (13 (a) + 13 (d))

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) x 1.6 or 1.8

15 Total b/up Area in proposal (excluding area at corner 170)

a) Existing Built - up Area

b) Proposed Built - up Area (as per FSI)

c) Total (a + b)

17 F.S.I. Consumed (15/13) (should not be more than as 14 above)

18 Area for inclusive Housing, if any

a) Required (20% of Sr.no 5)

b) Proposed

C PARKING STATEMENT

a) PARKING REQD. BY RULE

b) PARKING PROVIDED

c) GARAGE PERMISSIBLE

d) GARAGE PROPOSED

CAR

SCOOTER

D CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

Signature of Architect

Signature of Architect

E LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

F OWNERS' DETAILS

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED 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 WORKSITE.
SINCE BUILDERS & DEVELOPERS through, Mr. DILIP MATH.

G PROPOSAL DETAILS

PROPOSED RESIDENTIAL BUILDING AT S.NO.37/1/1(P), BANER, TAL - HAVELI, DIST - PUNE.

H ARCHITECT'S SIGN AND STAMP

C.A / 2011 / 53771

ARCH. RUPESH K. JAMKHINDIKAR

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M. - +91-9822344217
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301, Royal Fortune, Pimpri chinchwad Road, Baner, Pune-411045

REVISION : 00
DATE : 20.07.2023
SCALE : 1:100 @A1
NORTH

DRAWN BY : AAP
CHECKED BY : RKJ
RCP NO :
FILE NO :
ARCHITECT'S SIGNATURE
ARCHITECT'S STAMP

INWARD NO.
KEY NO.

DATE
SHEET NO.

ARCKITUDE STUDIO
AR. RUPESH JAMKHINDIKAR
Reg. No. GA2011/53771