

PROPOSED F.S.I. STATEMENT AREA IN SQ.M.

BUILDING	BUILT UP AREA			TENEMENT
	COMM.	RESI.	TOTAL	
A BUILDING (RESIDENTIAL)	0.00	315.50	315.50	2
B BUILDING (RESIDENTIAL)	0.00	1893.00	1893.00	12
TOTAL	0.00	2208.50	2208.50	14

WATER STORAGE TANK
CAPACITY CALCULATION
Table No.12 APer Capita Water Requirements for
Various Occupancies/ Uses

Sr. No	Type of Occupancy	Consumption per head per day (in litres)
1	2	3
1	Residential	
(a) in living units		135

FOR RESIDENTIAL
WATER REQ. IN O/H. WATER TANK CAP.

14 TENA X 135 Ltrs. X 5 = 9,450.00 Ltrs.

SAY = 10,000.00 Ltrs.

U/G. WATER TANK CAP. = 10,000.00 Ltrs. X 1.50

U/G. WATER TANK CAP. = 15,000.00 Ltrs.

SAY = 15,000.00 Ltrs.

FOR FIRE REQUIREMENT
RESIDENTIAL

O/H. WATER TANK CAP.

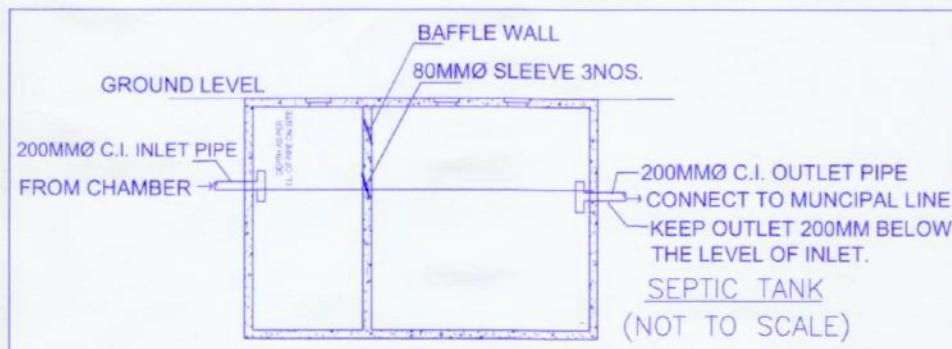
10,000.00 ltrs. = (25,000.00 ltrs. For Fire)

TOTAL = 35,000.00 ltrs.

U/G. WATER TANK CAP.

15,000.00 ltrs. = (For Fire 75,000.00 ltrs.)

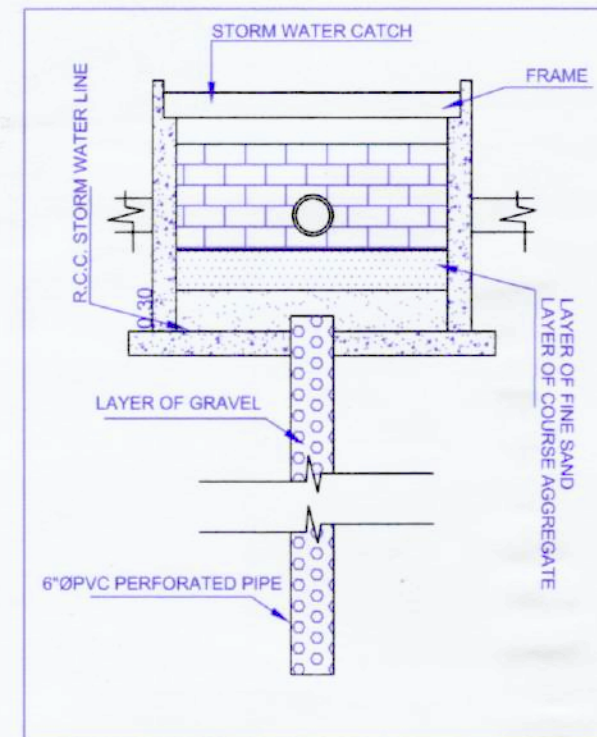
TOTAL = 90,000.00 ltrs.

Table No. 8B - Parking Requirements
PARKING AREA STATEMENT (BUILDING)

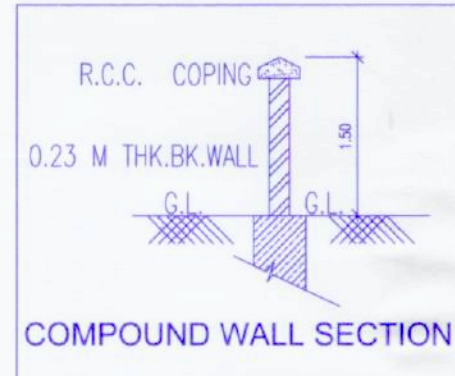
PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING
2 TENA.HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	01	05	5%
1 TENA.HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M.	01	03	5%

PARKING REQUIRED FOR RESIDENTIAL	CAR	SCOOTER
BETWEEN 40 TO 80 SQ.M.	00	00
TOTAL TENEMENT 00		
BETWEEN 80 TO 150 SQ.M.	14	42
TOTAL TENEMENT 14		
REQUIRED TOTAL PARKING	14	42
REQUIRED 5% OF VISITOR PARKING	01	03
TOTAL PARKING REQUIRED FOR RESIDENTIAL	15	45

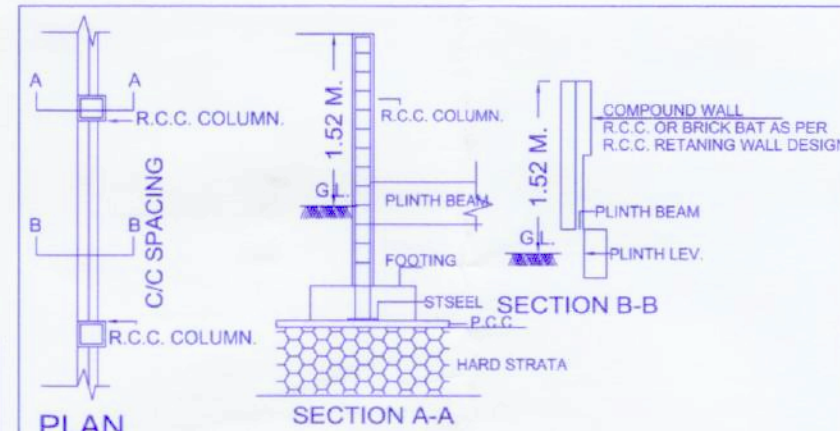
PARKING AREA PROPOSED :	AREA REQUIRED	AREA PERMI.
CAR 15 NOS. X 12.50 SQ.M.	187.50	SQ.M.
SCOOTER 45 NOS. X 2.00 SQ.M.	90.00	SQ.M.
TOTAL	277.50	SQ.M.



TYPICAL RAIN WATER HARVESTING SECTION



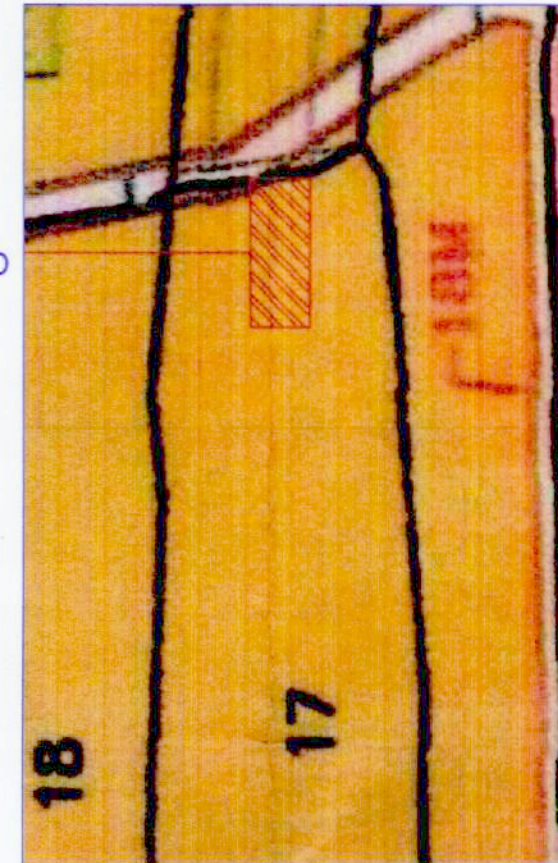
COMPOUND WALL SECTION



PLAN

R.C.C. COMPOUND WALL / RETAINING WALL
SUITABLE AS PER SITE CONDITION
DESIGN GIVEN BY R.C.C. CONSULTANT

PROPOSED SITE

LOCATION PLAN
SCALE : N.T.S.FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

BUILDING	FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			TENA.
		COMM.	RESI.	TOTAL	
A. BLDG.	GROUND / PARKING FLOOR	0.00	0.00	0.00	0
	FIRST	0.00	316.89	316.89	2
	TERRACE	0.00	0.00	0.00	0
	TOTAL	0.00	316.89	316.89	2

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

BUILDING	FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			TENA.
		COMM.	RESI.	TOTAL	
B. BLDG.	GROUND / PARKING FLOOR	0.00	0.00	0.00	0
	FIRST	0.00	316.89	316.89	2
	SECOND	0.00	316.89	316.89	2
	THIRD	0.00	316.89	316.89	2
	FORTH	0.00	316.89	316.89	2
	FIFTH	0.00	316.89	316.89	2
	SIXTH	0.00	316.89	316.89	2
	TERRACE	0.00	0.00	0.00	0
	TOTAL	0.00	1901.34	1901.34	12

ROAD WIDING AREA
SCALE 1:100

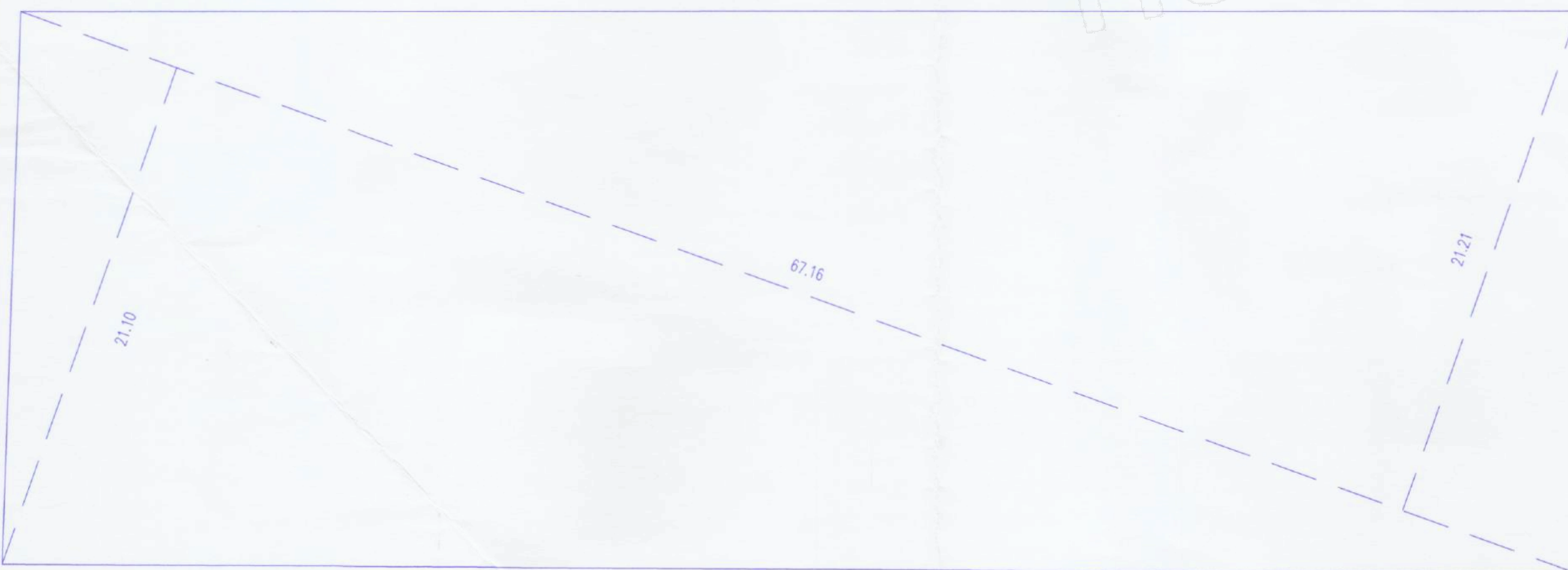
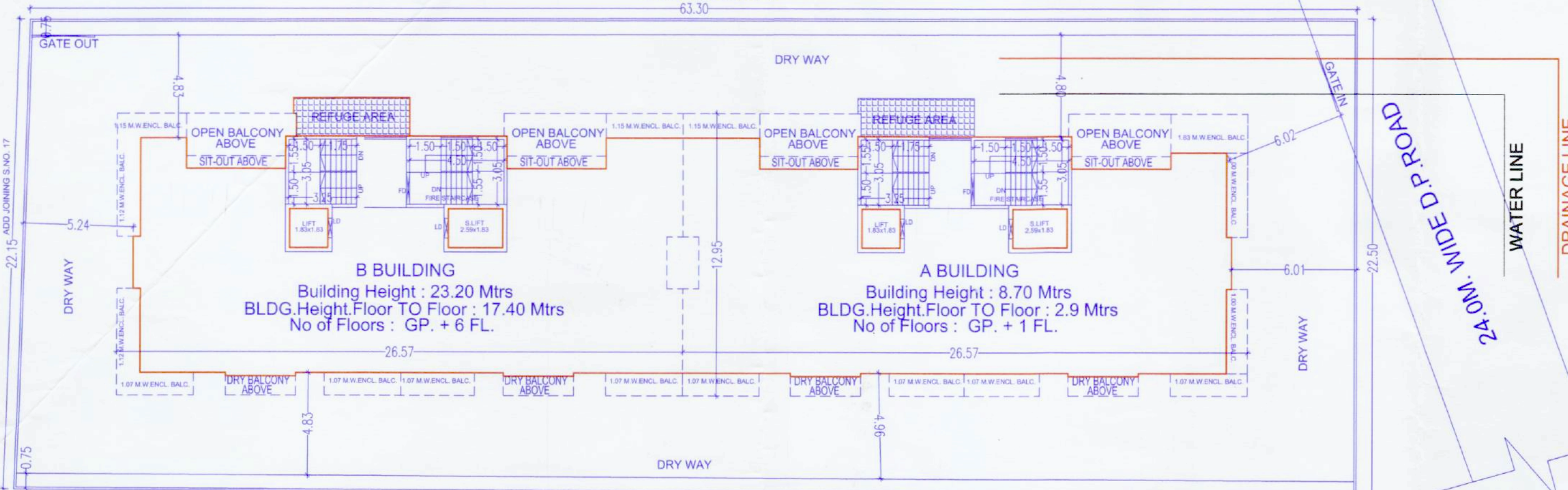
1	7.08	X	2.30	X	0.50	=	8.14
AREA AS PER TRIANGULATION							8.14
TOTAL AREA AS PER DEMARCATION							8.14

(PLOT AREA TRIANGULATION CALCULATION)
SCALE 1:500

1	67.16	X	21.10	X	0.50	=	708.54
2	67.16	X	21.21	X	0.50	=	712.23
AREA AS PER TRIANGULATION							1420.77
TOTAL AREA AS PER DOCUMENT							1300.00

FORM OF STATEMENT 3
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF OPEN BALCONY ATTACHED TO FLAT	AREA OF DRY BALCONY ATTACHED TO FLAT	AREA OF SIT-OUT ATTACHED TO FLAT
A BLDG.		101,102	116.01x2=232.02	8.73X2=17.46	2.32X2=4.64	2.79X2=5.58
B BLDG.		101,201,301,401,501,601,102,202,302,402,502.	116.01x17=1972.17	8.73X17=148.41	2.32X17=39.44	2.79X17=47.43

<<< EXISTING 7.50 M. WIDE ROAD >>>
<<< PROPOSED 9.00 M. WIDE ROAD >>>
ADD JOINING S.NO. 17

LAYOUT PLAN (Scale - 1:200)

ADD JOINING S.NO. 17
<<< EXISTING 7.50 M. WIDE ROAD >>>
<<< PROPOSED 9.00 M. WIDE ROAD >>>

STAMP OF APPROVAL

01/04



APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4222/21
DATE 31/03/2022
Building Inspector Deputy Engineer
Building Development Department

AREA STATEMENT SQ.M.

1.	AREA OF PLOT	
(MINIMUM AREA OF A, B, C TO BE CONSIDERED)		1300.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		1300.00
(b) AS PER MEASUREMENT SHEET		1300.00
(c) AS PER SITE		1300.00
2.	DEDUCTIONS FOR	
(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING (18.00 M. D.P. ROAD WINDING AREA)		8.14
(b) ANY D.P. RESERVATION AREA		0.00
(TOTAL a+b)		8.14
3.	BALANCE AREA OF PLOT (1-2)	1291.86
4.	AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -		0.00
(b) ADJUSTMENT OF 2(B), IF ANY -		0.00
(c) BALANCE PROPOSED -		0.00
5.	NET PLOT AREA (3-4 (C))	1291.86
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED -		0.00
(b) PROPOSED -		0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (IF APPLICABLE)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 x 1.10)	1421.04
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - (1300.00 x 0.50) BASED ON ROAD WIDTH / TOD ZONE. (AS PER PREVIOUS SANCTION)		650
(b) PROPOSED FSI ON PAYMENT OF PREMIUM.		0.00
11.	IN-SITU FSI / TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD		0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER		0.00
(c) TDR AREA (1300.00 x 1.15) = 1495.00		0.00
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))		0.00
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) (9 + 10(b)+11(d)) or 12 whichever is applicable.		1421.04
(a1) Deduction :- Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules		0.00
(a2) Balance entitlement for Ancillary Area (a - a1)		1421.04
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable) 1421.04x60%		852.62
(c) TOTAL ENTITLEMENT (a+b)		2273.66
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	0.00
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	5720.00
(a) EXISTING BUILT-UP AREA. (AS PER PREVIOUS SANCTION)		0.00
(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')		2208.50
(c) TOTAL (a+b)		2208.50
16.	F.S.I. CONSUMED (15/13)	0.9756
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
(b) REQUIRED (20% OF SR.NO.5)		NILL
(b) PROPOSED		NILL

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 AREA 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.

SIGN OF ARCHITECT

OWNER'S DECLARATION

I/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

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

PROPOSED RESIDENTIAL BUILDING ON
S.NO. 17/4A,17/6 BALEWADI, PUNE

ARCHITECT/ L. ENGINEER. OWNERS SIGN.

AR. SANGRAM SALUNKE
CA/18/91601

M/S. Platinum Properties Through
Akshay Balwadkar & Other

ARCHITECT

PROJECTION STUDIO
ARCHITECTURAL DESIGN SOLUTIONS

AR. ABHIJIT GAIKWAD AR. SANGRAM SALUNKE
CONT. NO. : 020 - 25889733 35455, OFF. : S.NO. 127/1A,
2ND FLOOR, GAIKWAD AVENUE BUILDING, AUNDH, PUNE : 07

DATE	SCALE	DRN BY	CHECK BY
18.08.2021	1:100	YADNICK	Sangram Sir

1/4