

GENERAL AREA STATEMENT
TABLE NO - 01
BUILDING - 1 + (1ST FLOOR E.W.S. FLATS)

FLOOR	BUILT UP AREA (SQ.M)	STAIRCASE AREA (SQ.M)	FIRE ESCAPE STAIRCASE AREA (SQ.M)	LIFT	REFUGE AREA	OTHER AREA PROJECTION	PIT PARKING AREA	BASEMENT AREA	RAMP AREA	METER ROOM	OVERHEAD WATER TANK	LIFT MACHINE ROOM	F.S.I. AREA (SQ.M)	NON F.S.I. AREA (SQ.M)	TOTAL AREA (SQ.M)
BASEMENT-3	0.00	23.38	---	22.00	---	---	---	---	---	---	---	---	0.00	46.38	46.38
BASEMENT-2	0.00	23.38	---	22.00	---	---	---	---	---	---	---	---	0.00	46.38	46.38
BASEMENT-1	0.00	23.38	---	22.00	---	---	---	---	---	---	---	---	0.00	46.38	46.38
GROUND FLOOR	482.53	---	---	22.45	---	57.31	---	---	---	---	---	---	482.53	79.76	572.29
FIRST FLOOR (E.W.S.)	283.44	---	---	22.42	---	23.18	---	---	---	---	---	---	405.47	46.58	734.49
SECOND FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRD FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
FOURTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
FIFTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
SIXTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
SEVENTH FLOOR	701.23	---	---	19.80	34.91	34.42	---	---	---	---	---	---	701.23	70.69	771.89
EIGHTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
NINTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TENTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
ELEVENTH FLOOR	5.17	23.38	23.64	19.80	---	690.48	---	---	---	---	---	5.17	727.59	732.74	
RECREATIONAL	701.23	---	---	19.80	34.91	18.40	---	---	---	---	---	---	701.23	71.51	772.74
TWELFTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRTEENTH FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
FOURTEEN FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
FIFTEEN FLOOR	701.23	---	---	19.80	34.91	15.85	---	---	---	---	---	---	701.23	70.66	771.89
SIXTEEN FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
SEVENTEEN FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
EIGHTEEN FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
NINETEEN FLOOR	701.23	---	---	19.80	34.91	15.85	---	---	---	---	---	---	701.23	70.66	771.89
TWENTY FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY ONE FLOOR	701.23	---	---	19.80	34.91	17.11	---	---	---	---	---	---	701.23	70.66	771.89
TWENTY TWO FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY THREE FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY FOUR FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY FIVE FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY SIX FLOOR	701.23	---	---	19.80	34.91	15.85	---	---	---	---	---	---	701.23	70.66	771.89
TWENTY SEVEN FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY EIGHT FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
TWENTY NINE FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRTIETH FLOOR	701.23	---	---	19.80	34.91	15.85	---	---	---	---	---	---	701.23	70.66	771.89
THIRTY ONE FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRTY TWO FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRTY THREE FLOOR	701.23	---	---	19.80	---	34.42	---	---	---	---	---	---	701.23	54.22	755.45
THIRTY FOUR FLOOR	504.27	---	---	19.80	---	17.11	---	---	---	---	---	---	504.27	38.91	541.18
TOTAL	23429.01	93.92	23.84	754.27	209.46	1715.11	---	---	---	---	---	23429.01	2869.00	26298.01	32447.14
O.H. WATER TANK	---	---	---	---	---	---	---	---	---	131.32	---	---	---	131.32	131.32
PIT AREA	---	---	---	---	---	---	468.03	---	---	---	---	---	---	468.03	468.03
BASEMENT AREA	---	---	---	---	---	---	---	4716.84	---	---	---	---	---	4716.84	4716.84
RAMP AREA	---	---	---	---	---	---	---	768.00	---	---	---	---	---	768.00	768.00
METER ROOM	---	---	---	---	---	---	---	7.54	---	---	---	---	---	7.54	7.54
LIFT MACHINE ROOM	---	---	---	---	---	---	---	---	---	120.40	---	---	---	120.40	120.40
TOTAL	23429.01	93.92	23.84	754.27	209.46	1715.11	468.03	4716.84	768.00	7.54	120.40	---	23429.01	3016.13	32447.14

GENERAL AREA STATEMENT
TABLE NO - 02
BUILDING - 2 (E.W.S.)

FLOOR	BUILT UP AREA (SQ.M)	STAIRCASE AREA / PASSAGE (SQ.M)	LIFT	OTHER PROJECTIONS	STILT PARKING	OVERHEAD WATER TANK	F.S.I. AREA (SQ.M)	NON F.S.I. AREA (SQ.M)	TOTAL AREA (SQ.M)
GROUND FLOOR	---	25.81	9.10	---	---	---	---	33.91	33.91
FIRST FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
SECOND FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
THIRD FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
FOURTH FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
FIFTH FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
SIXTH FLOOR	127.99	---	5.59	4.68	---	---	127.99	10.27	138.26
O.H. WATER TANK	---	---	---	---	51.76	---	---	51.76	51.76
STILT PARKING	---	---	---	---	80.65	---	---	80.65	80.65
TOTAL	787.94	25.81	41.64	28.08	80.65	51.76	787.94	227.94	995.88

TENEMENTS STATEMENT TABLE NO - 03

BUILDINGS	COMMERCIAL CARPET AREA (SQ.M)	TENEMENTS BELOW 30 SQ.M CARPET AREA	TENEMENTS BETWEEN 30 TO 40 SQ.M CARPET AREA	TENEMENTS BETWEEN 40 TO 60 SQ.M CARPET AREA	TENEMENTS BETWEEN 60 TO 150 SQ.M CARPET AREA	TENEMENTS BETWEEN 150 SQ.M ABOVE CARPET AREA	TOTAL
GROUND FLOOR (SHOP - CAFE)	369.52 (3)	---	---	---	---	---	---
1ST FLOOR (BANQUET) (115.67/6)	---	0	0	60	62	2	124
19 POPULATION	---	---	---	---	---	---	---
TOTAL POPULATION (123-19)	---	---	---	---	---	---	---
142 POPULATION	---	---	---	---	---	---	---
BUILDING - 01 (E.W.S. AT 1ST FLOOR)	---	---	---	---	---	---	6
BUILDING - 02 (E.W.S.)	---	0	12	0	0	0	12
TOTAL	---	0	12	60	62	2	172

REFUGE AREA STATEMENT
BUILDING - 01 + (1ST FLOOR E.W.S. FLATS)
TABLE NO - 04

BUILDING NAME	FLOORS	TYPICAL FLOOR BUILT UP AREA	REQUIRED REFUGE AREA (SQ.M) (2 FLOORS BUILT UP) / (2.5 OCCUPANT LOAD) X 0.32	PROPOSED REFUGE AREA (SQ.M)	TOTAL PROPOSED REFUGE AREA (SQ.M)
BUILDING - 01	7TH FLOOR	701.23	33.66	34.91	34.91
BUILDING - 01	12TH FLOOR	701.23	33.66	34.91	34.91
BUILDING - 01	15TH FLOOR	701.23	33.66	34.91	34.91
BUILDING - 01	21TH FLOOR	701.23	33.66	34.91	34.91
BUILDING - 01	28TH FLOOR	701.23	33.66	34.91	34.91
BUILDING - 01	31TH FLOOR	701.23	33.66	34.91	34.91
TOTAL	---	---	---	---	209.46

WATER TANK CAPACITIES TABLE NO - 05

BUILDING	OVER HEAD WATER TANK 1 DAY CAPACITY			UNDER GROUND WATER TANK 1.5 DAY CAPACITY			TOTAL O.H.W.T. & U.G.W.T.
	WATER REQUIRED	FIRE FIGHTING	TOTAL	WATER REQUIRED	FIRE FIGHTING	TOTAL	
BUILDING - 01+ (1ST FLOOR E.W.S.)	81100	20000	101100	130000	20000	330000	431100
BUILDING - 02 (E.W.S.)	5400	20000	25400	130000	20000	330000	454000
TOTAL	86500	40000	126500	260000	20000	660000	886500

1. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
2. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
3. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
4. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
5. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
6. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
7. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
8. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
9. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।
10. सर्वेक्षण का काम सर्वेक्षक (सर्वेक्षक) द्वारा किया गया है।

PREVIOUS SANCTION DETAILS
AMALGAMATION CO/081923 DT - 11.07.2023

F.S.I. NON F.S.I. AREA STATEMENT & BUILDING CONFIGURATION

FLOORS	NET BUILT UP (IN SQ.M)	TENEMENTS COMM.	TENEMENTS COMM.	HEIGHT OF BUILDING	NO. OF FLOORS
BUILDING 01	850.92	22494.65	154	SHOPS: 01 BANQUET: 01 CAFE: 01	111.10 M
BUILDING 01 (E.W.S. AT 1ST FLOOR)	---	283.44	6	---	---
TOTAL F.S.I. AREA BUILDING 01	23429.01	---	---	---	---
BUILDING 02 (E.W.S.)	---	787.94	12	20.60 M	P=6 FLOORS
TOTAL	24196.95	172	3	---	---
TOTAL F.S.I. AREA	24196.95	---	---	---	---
TOTAL NON F.S.I. AREA	9925.95	---	---	---	---
TOTAL F.S.I. + NON F.S.I. AREA	34122.90	---	---	---	---

AREA STATEMENT SQ.M.

NO.	DESCRIPTION	AREA (SQ.M)
1	AREA OF PLOT (MIN. AREA OF A, B, C TO BE CONSIDERED)	4782.00
A	AS PER OWNERSHIP DOCUMENT (AS PER 7/12)	4782.00
B	AS PER SITE	---
C	AS PER DEMARCATION	4786.31
2	DEDUCTION FOR	---
A	PROPOSED D.P. ROAD	0.00
B	AREA UNDER BLUE LINE	2.99
C	INTERNAL ROAD 6.00 M	938.00
D	AREA LEFT FOR 9.00 M.W. ROAD	NIL
TOTAL AREA	940.99	---
3	BALANCE AREA OF PLOT (4782.00 - 940.99)	3841.01
4	AMENITY SPACE (5%)	---
A	REQUIRED -	---
B	ADJUSTMENT OF 2(B), IF ANY -	---
C	BALANCE PROPOSED -	---
D	PROPOSED AMENITY SPACE	0.00
5	NET PLOT AREA (3 - 4 D)	3841.01
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
A	REQUIRED (4782.00 - 2.99 = 4779.01 X 10%)	477.90
B	PROPOSED -	477.93
6a	E.W.S. (20%) (4779.01 X 1.10 = 5256.91 X 20%)	1051.38
7	ADDITION INTERNAL ROAD AREA	938.00
8	PLATEAU AREA (IF APPLICABLE)	---
9	TOTAL AREA (3841.01 + 938.00)	4779.01
10	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (4779.01 X 1.10)	5256.91
11	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	---
A	MAXIMUM PERMISSIBLE PREMIUM (PAID) FSI - BASED ON ROAD WIDTH (4779.01 X 50%)	2389.50
B	PROPOSED F.S.I. PAYMENT OF PREMIUM	---
12	ADDITIONAL F.S.I. GREEN BUILDING (5%) ON BASIC F.S.I. (5256.91 X 5%)	262.85
13	PERMISSIBLE T.D.R. (4779.01 X 1.40%)	6690.61
14	TOTAL F.S.I. PERMISSIBLE (5256.91 + 2389.50 + 262.85 + 6690.61)	14599.87
15	ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES	---
A	PERM. ANCILLARY AREA F.S.I. UPTO 80% WITH PAYMENT OF CHARGES. 650.92 (1.80 - 351.62 X 0.80 - 289.30)	8832.25
B	PERM. ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES. 14599.87 - 351.62 = 14248.25 X 0.60 = 8548.95 (TOTAL ANCI. = 289.30 + 8548.95)	8832.25
C	PROPOSED ANCILLARY AREA	24200.06
D	TOTAL ENTITLEMENT (14599.87 + 8832.25 + E.W.S. 787.94)	650.92
16	PROPOSED COMMERCIAL BUILT UP AREA (AS PER 'P-LINE')	23544.03
17	PROPOSED RESIDENTIAL BUILT UP AREA (AS PER 'P-LINE') WITH E.W.S. (22494.65 + E.W.S. 1051.38)	24196.95
18	TOTAL PROPOSED BUILT UP AREA (AS PER 'P-LINE') (WITH E.W.S.) (650.92 + 22494.65 + 1051.38)	24196.95
19	F.S.I. CONSUMED (24196.95 / 24200.06)	1.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28-11-2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STARTED ON PLAN ARE AS MEASURED ON SITE AND THE AREA - 4782.00 SQ. M WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

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.

PROPOSAL:
PROPOSED PLAN OF COMMERCIAL & RESIDENTIAL BUILDING ON S.NO. 27, HISSA NO 1/2/2 + 1/2/3 (P) + 1/2/3 (P) AT BALAWADI, TAL. HAVELI, DIST. PUNE

NAME OF OWNERS / P.A.H. MR. MANOJ RAMDAS YEOLE
SIGNATURE [Signature]

ARCHITECTURAL CONSULTANT MR. SUNIL D. BHAMARE
SIGNATURE [Signature]

