

BUILDING WISE FSI STATEMENT :			
FLOORS NAME	FSI AREA	FSI AREA	TNMTS.
COMM.	3738.93	11963.55	126
TOTAL	3738.93	11963.55	126

FLOOR WISE FSI STATEMENT : A			
FLOORS NAME	FSI AREA	FSI AREA	TEN.
2nd BASEMENT FLOOR	0.00	0.00	0
1st BASEMENT FLOOR	0.00	0.00	0
LOWER GROUND FLOOR	714.47	0.00	0
UPPER GROUND FLOOR	713.62	90.67	0
STILL FLOOR	564.46	06	06
FIRST FLOOR	770.28	565.24	06
SECOND FLOOR	770.28	565.24	06
THIRD FLOOR	770.28	565.24	06
FOURTH FLOOR	0.00	1122.21	12
FIFTH FLOOR	0.00	1122.21	12
SIXTH FLOOR	0.00	1064.44	11
SEVENTH FLOOR	0.00	1122.21	12
EIGHTH FLOOR	0.00	1122.21	12
NINTH FLOOR	0.00	1032.49	11
TENTH FLOOR	0.00	1032.49	11
ELEVENTH FLOOR	0.00	961.95	10
TWELFTH FLOOR	0.00	1032.49	11
TERRACE FLOOR	0.00	0.00	0
TOTAL	3738.93	11963.55	126

WATER REQUIREMENT			
O.H.W. TANK	TEN.	REQ.	PROP.
RESIDENTIAL	126	630	85020
COMM.	862	45	38790
FOR FIRE		25000	25000
TOTAL		148840	148840
U.G.W. TANK			
TEN.	REQ.	PROP.	
RESIDENTIAL	126	123840	247680
COMM.	862	75000	75000
TOTAL		322680	322680

PARKING PROVIDED			
FLOOR NAME	CAR	SCOOTER	
2ND BASEMENT FLOOR	59	65	
1ST BASEMENT FLOOR	57	65	
UPPER GROUND FLOOR	18	13	
LAYOUT PARKING	17	57	
TOTAL	151	200	

15 CAR PARKING IS USED COMPOSITE PARKING
I.e 90 SCOOTER
TOTAL SCOOTER = 200+90 = 290 SCOOTER

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED)			
FLOOR NO	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS.
COMM.	3738.93	11963.55	126
TOTAL	3738.93	11963.55	126

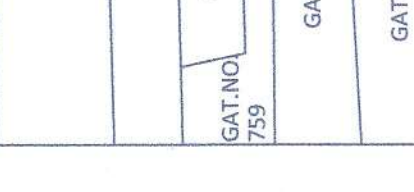
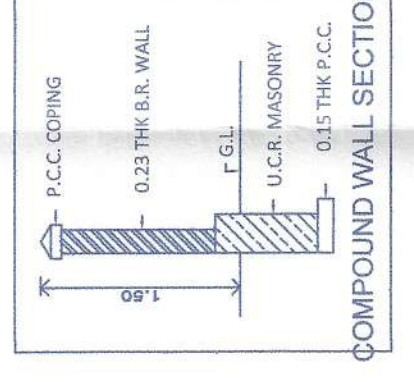
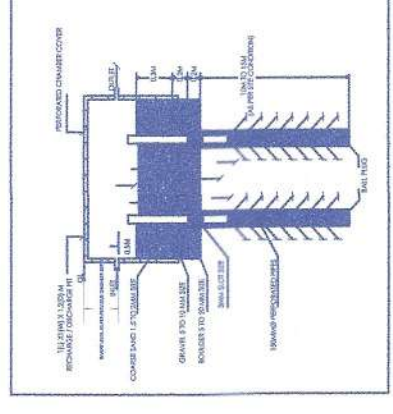
FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr. No. 9(a))			
BUILDING NO.	FLOOR NO	TOTAL FLOOR AREA OF PROPOSED BUILDING	USE/OCCUPANCY OF FLOORS.
A	2B+LG+UG+S+12	15702.48	126
TOTAL		15702.48	126

PARKING AREA STATEMENT			
SIZE OF TERNET	PARKING REQ. FOR EVERY TERNET	PARKING REQUIRED BY RULE	SCOOTER
30-40	0	2	0
40-80	126	1	2
80-150	00	1	1
COMM.	2580.08	2	6
TOTAL		25.80	32
VISITOR'S PARKING (95)			115
TOTAL REQUIRED PARKING			3
TOTAL AREA (24x7)			1472.00

E.V PARKING 24 REQUIRED 24 PROVIDED
COMM. CAR PARKING 52 REQUIRED 52 PROVIDED
VISITOR CAR PARKING 04 REQUIRED 04 PROVIDED
SCOOTER 7 PROVIDED

Table No. 12-C SANITATION FOR BUILDING A (AS PER NEW RULE)			
BUILDING USE	RULE NAME	Required Population	Proposed Population
COMM.	No. Of Persons	Male 1 per 50 (Minimum 2)	Male 1 per 50 (Minimum 2)
	Water Closet	9	9
	Urinal	9	9

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES			
DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA
SOCIETY OFFICE	126	20.00 sqm	25.59 sqm
SANITARY BLOCK		03.00 sqm	04.90 sqm
DRIVER ROOM		12.00 sqm	14.39 sqm



LOCATION PLAN
SCALE N.T.S.

FORM OF STATEMENT 3 (SR. NO.9(g))							
AREA DETAILS OF APARTMENT							
BLDG. NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m.)	AREA OF ENCL. BALCONY (Sq.m.)	AREA OF OPENDRY OUT (Sq.m.)		
TYPICAL STALL UNIT	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH FLOOR	01,101,201,301,401,501,601,701,801,901,1001,1101,1201	57.48	2.98	5.96		
		02,102,202,302,402,502,602,702,802,902,1002,1102,1202	66.19	12.31	7.56		
		03,103,203,303,403,503,603,703,803,903,1003,1103,1203	59.14	2.60	7.97		
		04,104,204,304,404,504,604,704,804,904,1004,1104,1204	59.14	2.60	7.97		
		05,105,205,305,405,505,605,705,805	66.19	12.31	7.56		
		06,106,206,306,406,506,606,706,806,906,1006,1106,1206	57.44	2.74	7.70		
		07,107,207,307,407,507,607,707,807,907,1007,1107,1207	73.16	5.57	6.69		
		08,108,208,308,408,508,608,708,808,908,1008,1108,1208	66.19	12.52	7.56		
		09,109,209,309,409,509,609,709,809,909,1009,1109,1209	59.14	2.60	7.97		
		10,110,210,310,410,510,610,710,810,910,1010,1110,1210	59.14	2.60	7.97		
		11,111,211	66.19	12.52	7.56		
		12,112,212	73.82	0.00	6.37		
		(905-1005, 11105-1205)			128.97	23.1	19.67

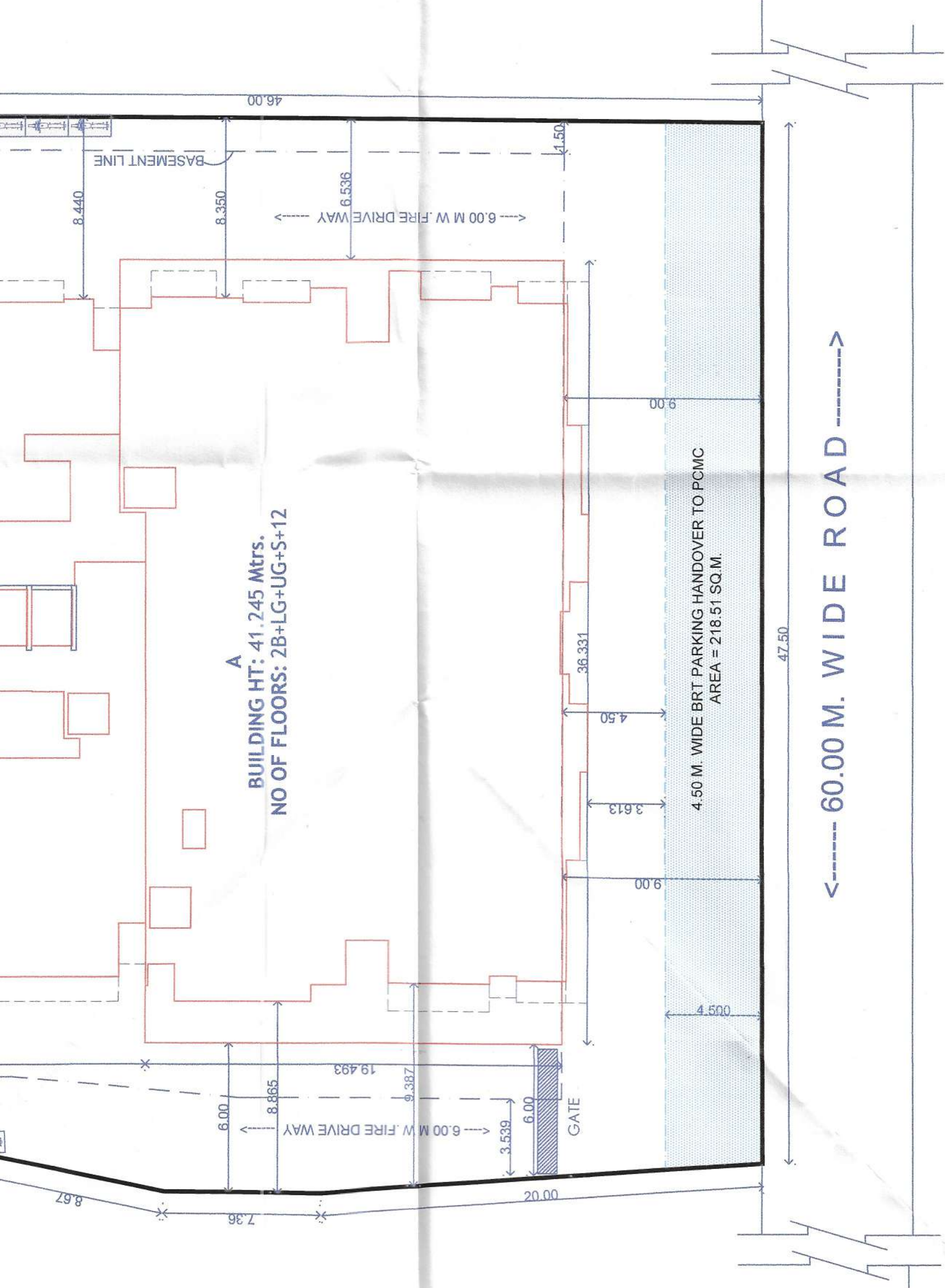
FORM OF STATEMENT 3 (SR. NO.9(g))					
BLDG. NAME	FLOOR NO.	AREA DETAILS OF APARTMENT			
		FLAT NO.	CARPET AREA	ENCL. BALCONY AREA	AREA OF LOFT(SQ.M)
Lower ground floor		Departmental store-01	199.21	0.00	0.00
		Departmental store-02	147.94	0.00	0.00
		Departmental store-03	158.54	0.00	0.00
		Departmental store-04	191.77	0.00	0.00
		Shop 01	99.75	0.00	9.88
		Shop 02	18.60	0.00	9.30
		Shop 03	21.15	0.00	10.58
		Shop 04	27.60	0.00	13.80
		Shop 05	22.40	0.00	11.20
		Shop 06	32.63	0.00	16.32
		Shop 07	21.75	0.00	10.88
		Shop 08	30.58	0.00	15.29
	Upper ground floor	Shop 09	27.92	0.00	13.96
		Shop 10	34.40	0.00	17.20
		Shop 11	33.86	0.00	16.93
		Shop 12	27.49	0.00	13.75
		Shop 13	30.11	0.00	15.06
		Shop 14	25.71	0.00	12.86
Typical 1st, 2nd, 3rd, 4th floor	Shop 15	29.21	0.00	14.61	
	Shop 16	26.04	0.00	13.02	
	Shop 17	16.02	0.00	8.01	
	Shop 18	15.76	0.00	7.78	
	Shop 19	17.47	0.00	8.74	
	SHOP-101,201,301	20.46	9.19	0.00	
	SHOP-102,202,302	18.60	0.00	0.00	
	SHOP-103,203,303	21.15	0.00	0.00	
	SHOP-104,204,304	27.69	0.00	0.00	
	SHOP-105,205,305	22.49	0.00	0.00	
	SHOP-106,206,306	24.02	0.00	0.00	
	SHOP-107,207,307	21.76	0.00	0.00	
	SHOP-108,208,308	30.58	0.00	0.00	
	SHOP-109,209,309	27.92	0.00	0.00	
	SHOP-110,210,310	34.41	0.00	0.00	
	SHOP-111,211,311	33.86	0.00	0.00	
	SHOP-112,212,312	27.49	0.00	0.00	
	SHOP-113,213,313	28.55	0.00	0.00	
SHOP-114,214,314	25.71	0.00	0.00		
SHOP-115,215,315	29.21	0.00	0.00		
SHOP-116,216,316	26.04	0.00	0.00		
SHOP-117,217,317	16.02	0.00	0.00		
SHOP-118,218,318	15.76	0.00	0.00		
SHOP-119,219,319	18.05	7.61	0.00		



KEY PLAN OF PLOT AREA
(Scale - 1:500)

PLOT AREA CALCULATION
BY TRIANGULATION METHOD

1	53.04	X	18.28	X	0.50	484.79
2	56.38	X	6.146	X	0.50	173.26
3	59.85	X	7.51	X	0.50	224.74
4	59.85	X	20.17	X	0.50	603.59
5	49.42	X	20.73	X	0.50	512.24
6	49.66	X	20.71	X	0.50	514.23
7	55.08	X	10.67	X	0.50	293.85
8	49.40	X	10.50	X	0.50	259.35
9	43.84	X	8.94	X	0.50	195.96
TOTAL						3262.00



LAYOUT PLAN (Scale - 1:200)

Proforma - I : Area Statement
PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE :- MOSHI, TAL :- HAVELI, DIST:- PUNE.
G.No :- 571 & 572, P.No :-

Sanction No. E.P. / MOSHI / 62/2024
Subject to conditions mentioned in the
Office Order No. 13/10/2024
even dated- 13/10/2024
Plotted Date: 15/10/2024

Executive Engineer
Municipal Corporation
Pune-411 008

A. AREA STATEMENTS		SQ.MT.
1. AREA OF PLOT	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	3262.00
	B) AS PER DEMARCATION SHEET	3338.00
	C) AS PER SITE	3362.00
2. DEDUCTIONS FOR:-	(A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	0.00
	(B) ANY RESERVATION (BRT PARKING)	218.51
	TOTAL (a+b)	218.51
3. BALANCE AREA OF PLOT (1-2)		3043.49
4. AMENITY SPACE (if applicable)		0.00
(a) REQUIRED		0.00
(b) ADJUSTMENT OF 2IB, IF ANY-		0.00
(c) BALANCE PROPOSED		0.00
5. NET AREA OF THE PLOT (3-4(c))		3043.49
6. RECREATIONAL OPEN SPACE	(a) OPEN SPACE (REQUIRED)	0.00
(b) OPEN SPACE (PROPOSED)		0.00
7. INTERNAL ROAD AREA		0.00
8. PLOTTABLE AREA (if applicable)		0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO.5 X BASIC FSI 1.0)		3043.49
10. ADDITION OF FSI ON PAYMENT PREMIUM	(a) MAXIMUM PERMISSIBLE PREMIUM FSI: BASED ON ROAD WIDTH / TOD CORNE	1631.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		1410.00
11. IN-SITU FSI / TDR LOADING	(a) IN-SITU AREA AGAINST B.r.t Parking After Handover	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X Sr.No-4(b) and/or (c)		0.00
(c) TDR AREA		5106.73
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11a+10b+11c)		5106.73
12. ADDITIONAL FSI UNDER CHAPTER 7		0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	(a) (9+10b)+11(c) or 12 WHICHEVER APPLICABLE	9560.22
(b) ANCILLARY AREA FSI (80%)		1661.75
(c) ANCILLARY AREA FSI (60%)		4489.82
(d) TOTAL ENTITLEMENT (a+b+c)		15711.80
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) (1.6 or 1.8)	(3.25)X Ancillary
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17B)	(a) EXISTING AREA	11963.55
(b) PROPOSED RESIDENTIAL AREA		3738.93
(c) PROPOSED COMMERCIAL AREA		15702.48
TOTAL PROPOSED AREA (a+b+c)		6.999
F.S.I. CONSUMED (15/13) SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE		
17. AREA FOR INCLUSIVE HOUSING, IF ANY	(a) REQUIRED (20%) of (sr.no.9)	0.00
(b) PROPOSED		0.00

CERTIFICATE OF AREA
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE AREA OF THE PLOT AND THE BUILDING AREA AS STATED IN THE ABOVE STATEMENT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SIGN OF ARCHITECT

OWNER'S SIGNATURE
Owner's SIGN.

PROJECT :- RESIDENTIAL/COMMERCIAL
Village :- Moshi, Tal :- Haveli, Dist:- Pune.
G.No :- 571 & 572, P.No :-

Discrepancy :-
REGULAR TRACK

Mahendra Thakur
Architect's SIGN.

ARCHITECT'S SIGN.
DRAWN BY
CHECKED BY
MAHENDRA
THAKUR
31/07/2024

SCALE
1:100
KEY NO.
INWARD NO. PCMC, JOB. 1514, 202, ZONE E, MASHIHOBAWADI, PUNE-4

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