

TOTAL F.S.I. STATEMENT IN SQ.M. - (WING - A)

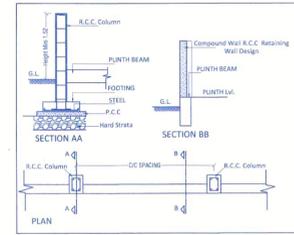
WING	FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.
WING - A	Par. + 7 FL.	5379.25	11.97	23.95 M. 20.30 M	49
	TOTAL	5379.25	11.97		49

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

FLOOR	BUILT UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.
FIRST FL.	874.62		2	6
SECOND FL.	874.62		2	6
THIRD FL.	874.62		2	6
FOURTH FL.	874.62	11.97	2	6
FIFTH FL.	874.62		2	6
SIXTH FL.	874.62		2	6
SEVENTH FL.	131.53		0	1
TOTAL	5379.25	11.97	0.00	12

TOTAL PARKING AREA STATEMENT FOR

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
12 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	12	6.00	12.00
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
37 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	37	37.00	37.00
TOTAL	49	43	49
5% ADDITION PARKING		2	3
TOTAL		45	52
TOTAL REQ. PARKING		45 X 12.50	52 X 2.00
TOTAL AREA		562.50	104.00
TOTAL PARKING AREA			666.50



OVER HEAD WATER TANK CALCULATIONS

NO. OF TENEMENT	PERSONS	WATER/ PERSON	REQUIRED CAPACITY
49	5	135	33075
ADDITIONS FOR FIRE			20000
TOTAL CAP. OF O.H.W.T.			53075

REQUIRED SCOOTER	PROVIDED SCOOTER	REQUIRED CAR	PROVIDED CAR
52	17	45+6 = 51	51
35	35/6 = 6	51 X 1.50 = 77	77
35/6 = 6			
45+6 = 51			
51			
51 X 1.50 = 77			
77			

U.G.W.T. CALCULATIONS

NO. OF TENEMENT	PERSONS	WATER/ PERSON	REQUIRED CAPACITY
33075	X	1.50	49612.50
ADDITION FOR FIRE			50000
TOTAL CAP. OF U.G. W.T.			99612.50
SAY			100000.00

Plot Area Calculation After Amalgamation

S.No. 35/1A (P), 36/2A (P)				
1	0.5	x	60.38	x 29.95 = 904.19
2	0.5	x	60.38	x 29.70 = 896.64
3	0.5	x	55.20	x 23.12 = 638.11
4	0.5	x	55.20	x 24.00 = 662.40
TOTAL = 3101.34				
Area as per 7/12 = 3100.00				

नविन निवासी दि. 11/10/2023
 APPROVED SUBJECT CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 66/16.31/232.....
 Building Inspector Deputy Engineer P.M.C.
 (B.P./D.P. Zone No.-1) P.M.C.



Location Plan Proposed Site

STAMP OF APPROVAL LAYOUT 01/03

A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c,to be considered)	3100.00
	a) As per ownership document (7/12, CTS extract)	3100.00
	b) as per measurement sheet	3101.34
	c) as per site	3101.34
2	Deductions for	0.00
	a) Existing Road widening Area	0.00
	b) Proposed D.P Road widening Area	0.00
	Total (a + b)	0.00
3	Balance area of plot (1-2)	3100.00
4	Amenity Space (if applicable)	
	(a) Required 15%	0.00
	(b) Adjustment of 2(b), if any - Amenity shown in garden reservation	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	3100.00
6	Recreational Open space (if applicable)	
	(a) Required - 10%	0.00
	(b) Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	3100.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI) (3100.00 X 1.10)	3410.00
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI (3100.00 X 0.50)	0.00
	b) Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.00 x --] if any	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and / or (c)] 0.00 X 2	0.00
	(c) TDR area (3100.00 X 0.65) - 11a + b =	0.00
	d) Area under	0.00
	e) Total in-situ / TDR loading proposed (11 (a) + (b) + (c) + (d))	0.00
11	Total area available (9 + 10)	3410.00
12	Additional FSI area under Chapter No. 7	
	a) Additional Griha Five Star / IGBC Silver or equivalent rating 3% incentive FSI (3410.00 X 0.03)	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b) + 11 (d)] or 12 whichever is applicable.	3410.00
	(b) Permissible Ancillary Area FSI upto 60% with payment of charges.	2046.00
	(c) Proposed Ancillary Area FSI upto 60% with payment of charges.	1969.30
	(d) Total entitlement (a + c)	5379.30
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 2.25	11160.00
15	Total Built-up Area in proposal (excluding area at Sr.No.15 d)	
	(a) Existing Built-up Area.	0.0000
	(b) Proposed Built-up Area (as per 'P-line') Resi.	5379.25
	(c) Proposed Built-up Area (as per 'P-line') Comm.	0.0000
	(d) Total (a+b+c)	5379.25
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	0.00
	(b) Proposed	0.00

LEGEND

1. PLOT BOUNDARY SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. AMENITY SPACE SHOWN	THICK PINK
5. DRAINAGE LINE SHOWN	RED DOTTED
6. WATERLINE SHOWN	BLACK DOTTED
7. DEMOLISH SHOWN	HATCHED YELLOW

**PROJECT :-
 PROPOSED BUILDING ON S.NO. 35/1A/7,
 35/1A/16, 36/2A/15, MUNDHWA, PUNE.
 CERTIFICATE OF AREA.**

Certified that the plot under reference was surveyed by me on _____ and the dimensions 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 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.

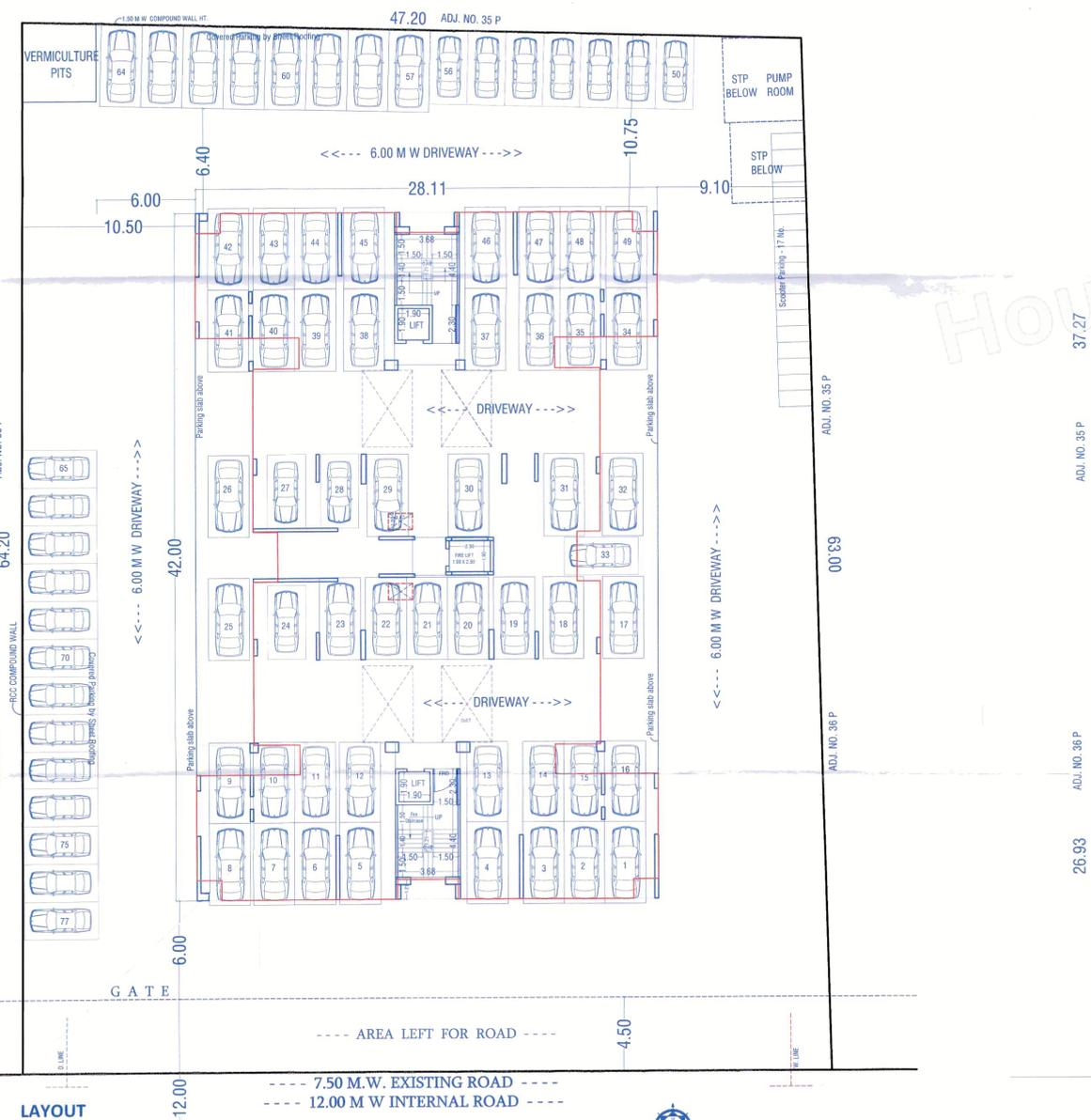
Owner (s) name and signature
OWNER SIGN.
 Mr. Sandeep Madhav Dhume Thro' PAH

Unique Buildcon Thro' Mr. Navin Agarwak

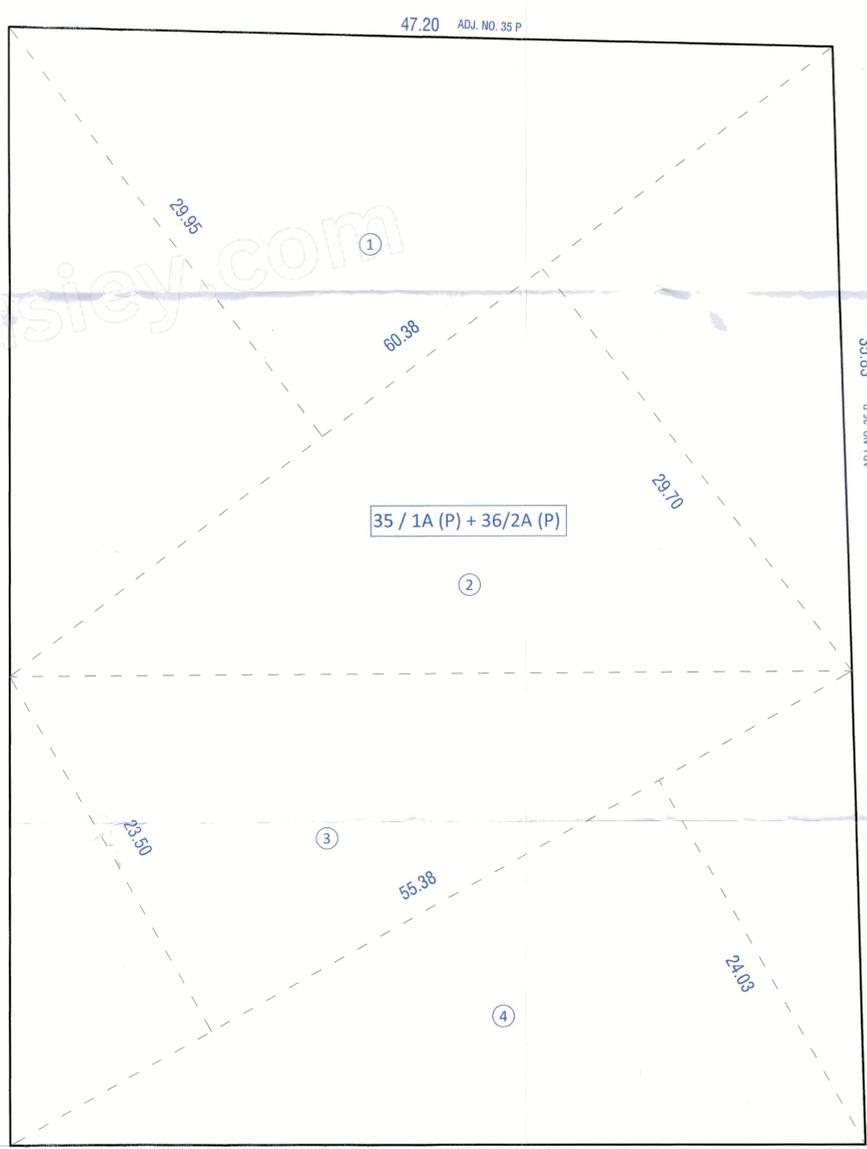
ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
 ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398 Email- syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV. DATE	REV. NO
11.10.2023	1:200	PRASHANT		



LAYOUT (Scale - 1:200)



PLOT AREA CALCULATION (Scale - 1:200)