

FLOOR WISE F.S.I. AREA STATEMENT

BUILDING TYPE	FLOOR AREA																			TOTAL AREA		
	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH		LIFT AREA	
'A' TYPE	—	264.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	18.48	282.97	
'B' TYPE	—	644.01	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	497.23	12.99	9109.91	
'C' TYPE	—	735.78	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	692.71	12.19	12307.44	
'D' TYPE (MHADA)	—	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	269.70	—	4.94	1712.84
CLUB HOUSE	85.08	42.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	127.62
TOTAL AREA																					23540.78	

F.S.I. STATEMENT

BUILDING TYPE	NO. OF BUILDINGS	NO. OF TENEMENTS	NO. OF FLOORS	BLDG. HT. UNDER	COMM.	RESI.	TOTAL
'A' TYPE	1 NOS.	02	B.P.+GR.P.+01 FLOOR	7.50 M.	-	282.97	282.97
'B' TYPE	1 NOS.	90	B.P.+GR.P.+18 FLOOR	58.50 M.	-	9109.91	9109.91
'C' TYPE	1 NOS.	121	B.P.+GR.P.+18 FLOOR	58.50 M.	-	12307.44	12307.44
'D' TYPE (MHADA)	1 NOS.	25	B.P.+GR.P.+07 FLOOR	23.95 M.	-	1712.84	1712.84
CLUB HOUSE	1 NOS.	-	GR.+01 FLOOR	7.15 M.	127.62	-	127.62
TOTAL	5 NOS.	238	-	-	127.62	23413.16	23540.78
LESS MHADA AREA					-	1712.84	1712.84
BALANCE BUILT-UP AREA					127.62	21700.32	21827.94

WATER STORAGE CAPACITY

BUILDING	TEN./COMM. AREA	OCCUPANT LOAD	NO. OF PERSON	PER DAY CAPACITY	OVER HEAD WATER CAPACITY	FIRE FIGHTING WATER CAPACITY	UNDER GROUND WATER CAPACITY	FIRE FIGHTING WATER CAPACITY
A TYPE	2	-	10	150	1500.00	-	2250.00	-
B TYPE	90	-	450	150	67500.00	25000	101250.00	150000
C TYPE	121	-	605	150	90750.00	25000	136125.00	150000
D TYPE	25	-	125	150	18750.00	25000	28125.00	0
CLUB HOUSE	85.08	3	28	45	1260.00	0	2520.00	0
HOUSE	42.54	6	7	45	315.00	0	630.00	0
TOTAL AREA	-	0	1190	-	180075.00	75000.00	270900.00	300000.00

OPEN SPACE-1

1) 31.14 X 5.65 X 0.50 X 1 =	87.97 SQ.M.
2) 31.14 X 1.84 X 0.50 X 1 =	28.65 SQ.M.
3) 27.78 X 1.84 X 0.50 X 1 =	25.54 SQ.M.
4) 32.22 X 8.256 X 0.50 X 1 =	133.00 SQ.M.
5) 32.78 X 9.66 X 0.50 X 1 =	158.33 SQ.M.
6) 32.78 X 13.84 X 0.50 X 1 =	226.84 SQ.M.
TOTAL	680.33 SQ.M.

DEDUCTION	
a) 2.12 X 0.43 X 1/2 X 1 =	0.61 SQ.M.
TOTAL	0.61 SQ.M.
TOTAL	659.72 SQ.M.

OPEN SPACE-2

1) 20.25 X 9.595 X 0.50 X 1 =	97.15 SQ.M.
2) 20.25 X 8.37 X 0.50 X 1 =	84.75 SQ.M.
3) 10.00 X 3.62 X 0.50 X 1 =	18.10 SQ.M.
TOTAL	200.00 SQ.M.

TOTAL OPEN SPACE

1) OPEN SPACE - 01	659.72 SQ.M.
2) OPEN SPACE - 02	200.00 SQ.M.
TOTAL	659.72 SQ.M.

AREA UNDER 18.00M. W. R.P. ROAD AREA CALCULATION

A) 16.16 X 7.79 X 0.50 =	62.94 SQ.M.
B) 16.16 X 7.30 X 0.50 =	58.98 SQ.M.
TOTAL	121.93 SQ.M.

AREA UNDER 24.00 M.W. D.P. ROAD AREA CALCULATION

C) 12.59 X 2.20 X 0.50 =	13.85 SQ.M.
D) 12.59 X 2.76 X 0.50 =	17.37 SQ.M.
TOTAL	31.22 SQ.M.

REQUIRED MHADA / E.W.S. AREA STATEMENT

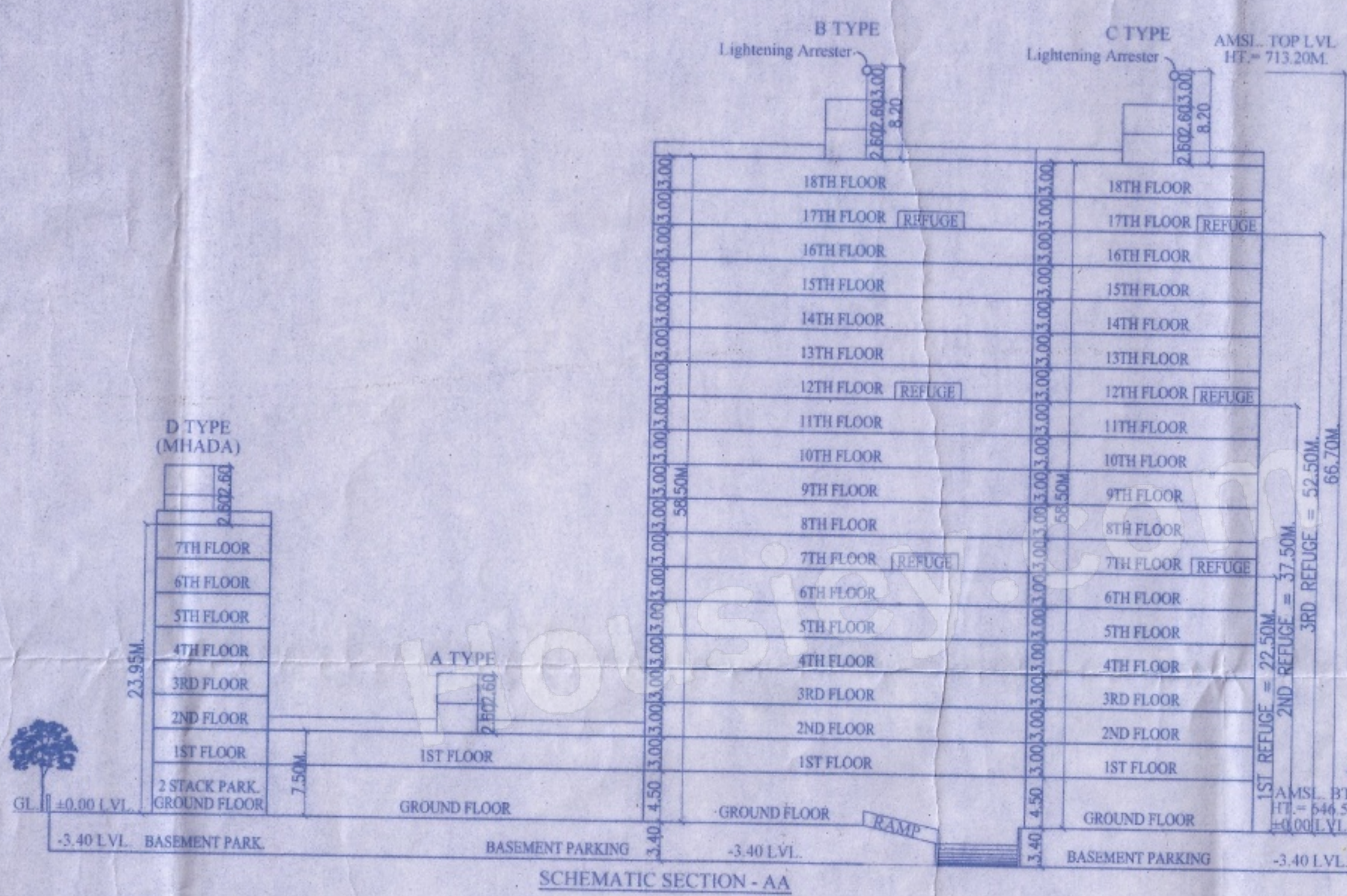
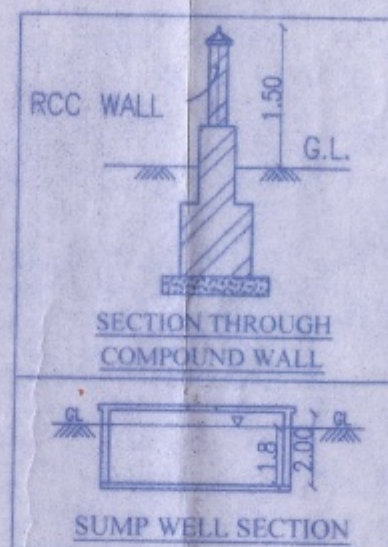
MHADA/E.W.S. = BASIC F.S.I. X 20%	
= 8.511.21 X 20%	
REQUIRED MHADA AREA =	1,702.24 SQ.M.
PROPOSED MHADA AREA =	1,712.84 SQ.M.
D TYPE (MHADA)	
PROPOSED TENEMENTS	25 NOS.
PROPOSED MHADA AREA	1,712.84 SQ.M.

PROPOSED MHADA AREA STATEMENT

FLOOR	BUILT-UP AREA	FLAT NO.	NO. OF TEN.
FIRST	269.70	101,102,103,104	04
SECOND	269.70	201,202,203,204	04
THIRD	269.70	301,302,303,304	04
FOURTH	269.70	401,402,403,404	04
FIFTH	269.70	501,502,503,504	04
SIXTH	269.70	601,602,603,604	04
SEVENTH	89.70	701	1
LIFT	4.94	-	-
TOTAL	1712.84	-	25

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA
B TYPE	24.90 X 3 74.70	24.90 X 3 74.70
C TYPE	34.20 X 3 102.60	71.15 X 3 213.45
TOTAL AREA	177.30	288.15



TDR AREA STATEMENT

DRC.NO.	DRC.TYPE	DRC.ZONE	DRC.USE ZONE	DRC. AREA	USE AREA
005446	AMENITY	NON CONGESTED	NON CONGESTED	66.80	356.87
005452	AMENITY	NON CONGESTED	NON CONGESTED	397.20	2121.96
004590	SLUM	N/A	NON CONGESTED	176.42	1105.01

PARKING STATEMENT

PARKING	PARKING REQUIRED	CAR	SCOOTER
'A' TYPE			
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 01 TENEMENTS	01	01	
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 01 TENEMENTS	01	01	
'B' TYPE			
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 53 TENEMENTS	27	53	
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 37 TENEMENTS	37	37	
'C' TYPE			
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 65 TENEMENTS	33	65	
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	01	
FOR 56 TENEMENTS	56	56	
'D' TYPE (WITH MHADA)			
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	
FOR 25 TENEMENTS	13	25	
TOTAL PARKING REQUIRED	168	238	
ADD 5% VISITOR PARKING	09	12	
TOTAL PARKING REQUIRED	177	250	
TOTAL PARKING PROVIDED	177	250	

PARKING AREA STATEMENT

AREA REQUIRED	TOTAL SQ.M.
CAR	177 X 12.50 SQ.M.
SCOOTER	250 X 2.00 SQ.M.
TOTAL REQUIRED AREA	2712.50

PLOT AREA CALCULATION

1) 17.29 X 8.75 X 0.50 X 1 =	75.64 SQ.M.
2) 17.29 X 9.11 X 0.50 X 1 =	78.76 SQ.M.
3) 42.15 X 11.80 X 0.50 X 1 =	248.69 SQ.M.
4) 42.15 X 11.000 X 0.50 X 1 =	231.83 SQ.M.
5) 47.23 X 18.64 X 0.50 X 1 =	440.18 SQ.M.
6) 52.82 X 10.72 X 0.50 X 1 =	283.12 SQ.M.
7) 58.98 X 4.49 X 0.50 X 1 =	132.41 SQ.M.
8) 68.75 X 6.87 X 0.50 X 1 =	236.16 SQ.M.
9) 77.37 X 5.36 X 0.50 X 1 =	207.35 SQ.M.
10) 82.24 X 17.22 X 0.50 X 1 =	708.09 SQ.M.
11) 96.45 X 24.36 X 0.50 X 1 =	1174.76 SQ.M.
12) 130.66 X 23.79 X 0.50 X 1 =	1554.20 SQ.M.
13) 130.66 X 56.42 X 0.50 X 1 =	3686.21 SQ.M.
TOTAL AREA BY TRIANGULATION =	9057.38 SQ.M.
AREA AS PER 7/12 AREA	10550.33 SQ.M.
AREA AS PER DOCUMENT	8750.33 SQ.M.
MINIMUM AREA CONSIDER	8750.33 SQ.M.

PLOT AREA CALCULATION

(SCALE=1:1000)

STAMP OF APPROVAL

FOR SANCTION PURPOSE

B.P.LAYOUT

Revised dt-27/09/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1115/24
Building Inspector Deputy Engineer P.M.C
(B.P.D.P. Zone No-11 P.M.C)



A AREA STATEMENT

NO.	DESCRIPTION	SQ.M.
1A.	AREA OF PLOT AS PER DEMARCATION	9,057.38
1B.	AREA OF PLOT AS PER 7/12	10,550.33
1C.	AREA OF PLOT AS PER DOCUMENT (8,750.33+300.00+100.00)	8,750.33
1D.	AREA OF PLOT MINIMUM CONSIDERED	8,750.33
02.	DEDUCTIONS FOR	
a)	AREA UNDER 18.00 M. W. EXISTING R.P. ROAD	121.93
b)	AREA UNDER 24.00 M. W. R.P. ROAD	31.22
c)	AREA UNDER ANY RESERVATION	-
TOTAL (a+b+c)		153.15
03.	NET GROSS AREA OF PLOT (1-2(a+b))	8,597.18
04.	DEDUCTIONS FOR	
a)	AMINITY SPACE 10%	859.72
b)	OPEN SPACE 10% (NOT DEDUCT)	859.72
TOTAL (a+b)		1,719.44
05.	NET AREA OF PLOT (3-4)	7,737.46
06.	PERMISSIBLE BASIC FLOOR AREA (1.10 F.S.I.)	8,511.21
07.	ADDITION FOR F.S.I.	
a)	24.00M. WIDE R.P. ROAD = 31.22 X 2 =	62.44
b)	PER. TDR = 8,750.33 - 859.72 = 7,890.61 X 1.15 (PER. TDR = 9,074.20-62.44=9,011.76) MINIMUM 30% SLUM TDR (9,011.76X0.30=2,703.52) RESERVATION T.D.R (9,011.76X0.70=6,308.23)	1,104.39
c)	ADD PREMIUM F.S.I.= 7,890.61 X 0.50 = 3,945.31 already purchase to be purchase	1,304.91
TOTAL ADDITION (a+b+c)		5,138.86
08.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
09.	TOTAL PERMISSIBLE FLOOR AREA (6+7+8)	13,630.07
10.	ADD ANCILLARY AREA FOR COMMERCIAL (127.62/1.80=70.90 F.S.I & 56.72 Ancillary) ADD ANCILLARY AREA FOR RESIDENTIAL (21,700.32/1.80=12,055.73 F.S.I & 8,137.62 Ancillary)	56.72
11.	TOTAL PERMISSIBLE FLOOR AREA (10+11)	21,844.41
12.	PROPOSED COMMERCIAL AREA	127.62
13.	PROPOSED RESIDENTIAL AREA (WITHOUT MHADA)	21,700.32
14.	TOTAL PROPOSED BUILT UP AREA (12+13)	21,827.94
15.	F.S.I. CONSUMED	2.82
16.	AREA FOR MHADA	-
a)	REQUIRED-20% (8,511.21 X 0.20 = 1,702.24)	1,702.24
b)	PROPOSED	1,712.84

SCHEDULE OF OPENING

D	0.99 X 2.10	W	1.80 X 0.90
D1	0.90 X 2.10	W1	1.50 X 1.20
D2	0.75 X 2.10	W2	0.91 X 0.90
FD	1.80 X 2.10	V	0.60 X 1.80
OP	1.50 X 2.10		

SPECIFICATIONS

R.C.C. FRAME STRUCTURE	T.W. DOORS
EXT. WALLS 0.15 TH. CONC. BLOCKS	ALUMINIUM WINDOWS
INT. WALLS 0.10 TH. BRICKS	M.M. FLOORING
EXT. SANDFACED CEM. PLASTER	C.I. PIPES FOR DRAINAGE
INT. NEERU FINISH CEM. PLASTER	C.I. PIPES FOR PLUMBING

LEGEND

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON THE DIMENSION OF THE SIDES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P.S. SCHEME RECORDS/ LAND RECORD 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.

SHRI. SAGAR SUKHWANI
(P.O.A. HOLDER/OWNER)

PROJECT

REVISED LAYOUT OF BUILDINGS ON
S.NO. 25/1, 25/1/4, 25/1/6, 25/4/4,
AT - UNDRY, TAL - HAVELI, DIST - PUNE.

ARCHITECT

MANOJ TATOOSKAR

1221, B/1, WRANGLAR
PARANJPE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE 411004,
PH: 25531675/76.

REG. NO. CA/91/13744

DATE SCALE DRN. BY CKD. BY

27.09.2024 1:500 S.A.K. M.S.T.

INSURANCE GENERAL (W.D.)-P.M.C. (CURRENT PROJECTS) MANOJ TATOOSKAR (SUKHWANI ASSOCIATES), UNDRY, S.NO. 25/1, MUNICIPAL, DWG/PROPOSE SANCTION/27.09.2024/LAYOUT