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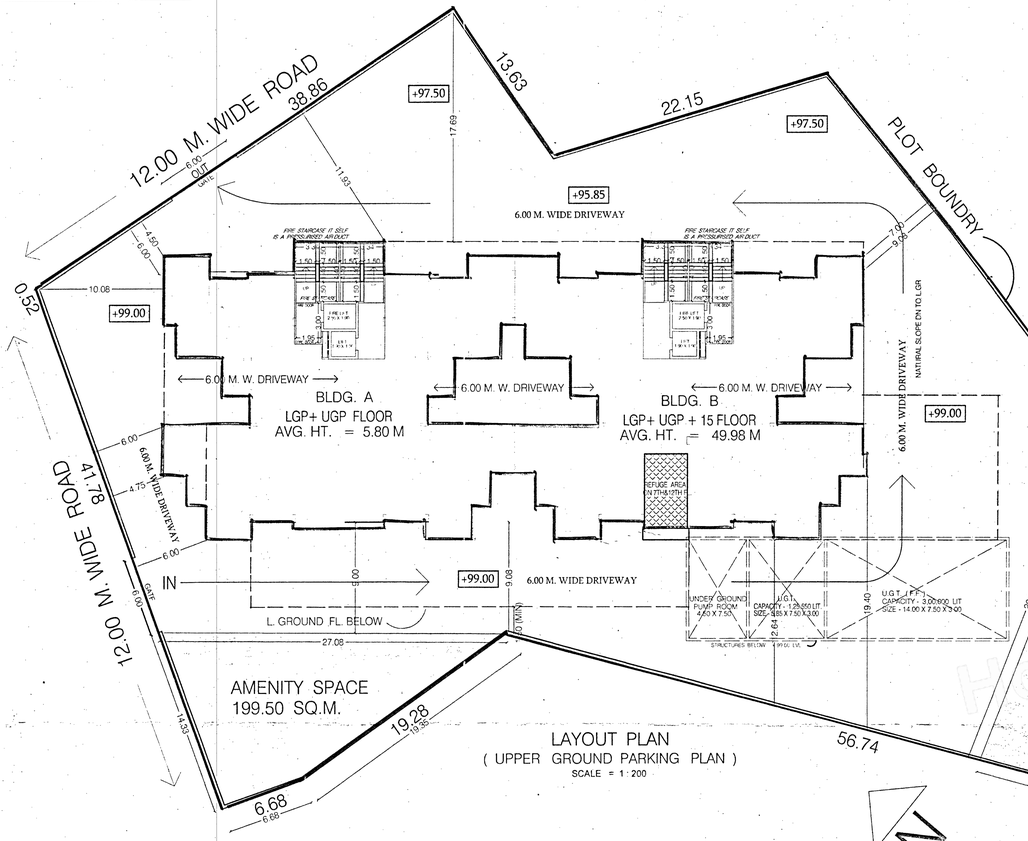


WATER REQUIREMENT STATEMENT FOR BUILDING A & B

WATER REQUIRED FOR RESI. AREA

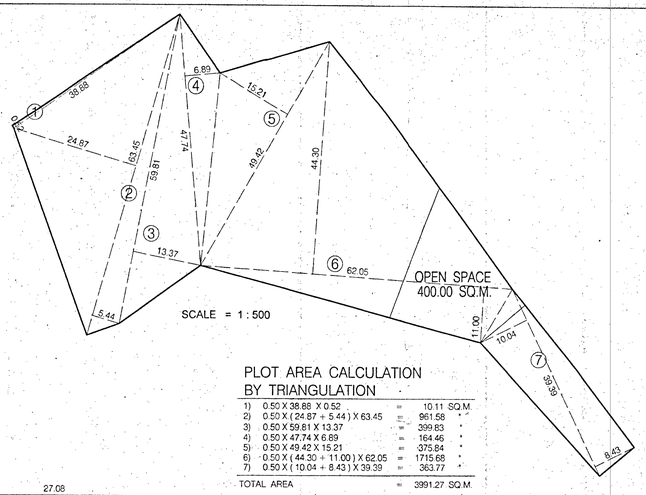
TOTAL NO. OF FLATS = 58 X 5 PERSONS
= 290 PERSONS

WATER REQD./PERSON/DAY = 135 LIT.
TOTAL WATER REQD. FOR O.H. TANK
= 290 X 135 = 39,150 LIT.

O/H WATER TANK PROPOSED
= 42,000 + 20,000 (FF) LIT.

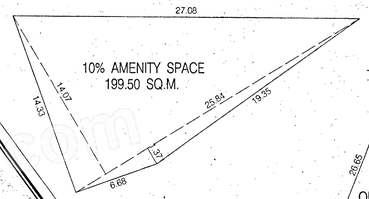
U.G.T. REQUIRED = 39,150 X 1.50 = 58,725 LIT.

U.G.T. PROPOSED = 1,25,550 LIT. + 1,50,000 LIT. (FF) X 2
= 1,25,550 LIT. + 3,00,000 LIT. (FF)



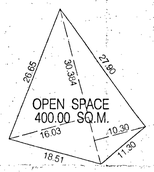
PLOT AREA CALCULATION BY TRIANGULATION

1)	0.50 X 38.86 X 0.52	=	10.11 SQ.M.
2)	0.50 X (24.87 + 5.44) X 63.45	=	961.58 "
3)	0.50 X 59.81 X 13.37	=	399.83 "
4)	0.50 X 47.74 X 6.89	=	164.46 "
5)	0.50 X 49.42 X 15.21	=	375.84 "
6)	0.50 X (44.30 + 11.00) X 62.05	=	1715.68 "
7)	0.50 X (10.04 + 8.43) X 39.39	=	363.77 "
TOTAL AREA		=	3991.27 SQ.M.



5% AMENITY SPACE AREA CALCULATION BY TRIANGULATION

= 0.50 X (14.07 + 1.371) X 25.84 = 199.50 SQ.M.



10% OPEN SPACE AREA CALCULATION BY TRIANGULATION

= 0.50 X (16.03 + 10.30) X 30.384 = 400.00 SQ.M.

PLOT AREA STATEMENT IN SQ.M.

S. NO.	PLOT AREA AS PER TRIANGULATION	PLOT AREA AS PER 7/12	PLOT AREA LEAST CONSIDERED
S. NO. 90/A/1/2/B DHANORI	3991.27	3990.00	3990.00

नविन दिनांक दि: 16/06/2023
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0637/23

Building Inspector (B.P./D.P. Zone No.-1) P.M.C. — Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED — CITY ENGINEER

1/5

A) AREA STATEMENT

	SQ.M
1. AREA OF PLOT (minimum area of a,b,c to be considered)	3990.00
(a) As per ownership document (7/12, CTS extract)	3990.00
(b) As per measurement sheet	---
(c) As per site	---
2. Deductions for	
(a) proposed 24.00m D.P / D.P.Road widening Area	---
(b) Any D.P Reservation area	---
(Total a+b)	---
3. Balance area of plot (1-2)	3990.00
4. Amenity Space (if applicable)	
(a) 5% Required	199.50
(b) Adjustment of 2(b),if any -	---
(c) Balance Proposed	---
5. Net Plot Area (3-4 (a))	3790.50
6. Recreational Open space (if applicable)	---
(a) Required 10% OF 3790.50 sq.m	379.05
(b) Proposed -	400.00
7. Internal Road area	---
8. Plotable area (if applicable)	3790.50
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5 x basic FSI 1.10)	4169.55
10)Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI -based on road width / TOD Zone. (3990.00 X 0.50)	1995.00
(b) proposed FSI on payment of premium.	---
11. In-situ FSI / TDR loading	
(a)In- situ against D.P road X 2	---
(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].	---
(c) TDR area (3990.00 X 0.65)	2593.50
(d) Total in-situ/ TDR loading proposed	---
12. Additional FSI area under Chapter No.7	---
13. Total entitlement of FSI in the proposal	---
(a) [9+10(b)+11(d)] or 12 whichever is applicable	4169.55
(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules	---
(a2) Balance entitlement for Ancillary Area (a - a1)	---
(b) Permi. Ancillary Area FSI upto 60% with payment of charges	2501.73
(c) Ancillary Area proposed	---
(d) Total entitlement (a + b)	6671.28
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) (9+10(a)+11-13(a1)	1.10 + 60% ANCILLARRY = 1.70
15. Total Built-up Area in proposal (excluting area at Sr.No.17b)	---
(a) Existing Built-up Area	---
(b) Proposed Built-up Area (as per 'P-Line')	
i) COMMERCIAL	---
ii) RESIDENTIAL	6665.14
(c) Total (a+b)	6665.14
16. F.S.I. Consumed (15c / 13) (should not be more than serial No.14 above)	1.67
17. Area for Inclusive Housing	
(a) Required (Total Basic FSI i.e. 5008.87 X 20%)	---
(b) Proposed	---
17. Total Built-up Area (13c + 17b)	6665.14

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

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHON SHOWN HATCHED YELLOW

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

FLOORS	B / UP AREA BLDG. - A	B / UP AREA BLDG. - B
L. GROUND PARKING	--	--
U. GROUND PARKING	--	--
FIRST FLOOR	--	462.40
SECOND FLOOR	--	462.40
THIRD FLOOR	--	462.40
FOURTH FLOOR	--	462.40
FIFTH FLOOR	--	462.40
SIXTH FLOOR	--	462.40
SEVENTH FLOOR	--	443.30
EIGHTH FLOOR	--	462.40
NINTH FLOOR	--	462.40
TENTH FLOOR	--	462.40
ELEVENTH FLOOR	--	462.40
TWELFTH FLOOR	--	443.30
THIRTEENTH FLOOR	--	462.40
FOURTEENTH FLOOR	--	462.40
FIFTEENTH FLOOR	--	229.74
TOTAL	--	6665.14

BUILDINGS →	BUILDING - A		BUILDING - B	
FLOORS ↓	TENE. 40 TO 80 SQ.M	TENE. 80 TO 150 SQ.M.	TENE. 40 TO 80 SQ.M.	TENE. 80 TO 150 SQ.M.
L. GROUND PARKING	--	--	--	--
U. GROUND PARKING	--	--	--	--
FIRST FLOOR	--	--	2	2
SECOND FLOOR	--	--	2	2
THIRD FLOOR	--	--	2	2
FOURTH FLOOR	--	--	2	2
FIFTH FLOOR	--	--	2	2
SIXTH FLOOR	--	--	2	2
SEVENTH FLOOR	--	--	2	2
EIGHTH FLOOR	--	--	2	2
NINTH FLOOR	--	--	2	2
TENTH FLOOR	--	--	2	2
ELEVENTH FLOOR	--	--	2	2
TWELFTH FLOOR	--	--	2	2
THIRTEENTH FLOOR	--	--	2	2
FOURTEENTH FLOOR	--	--	2	2
FIFTEENTH FLOOR	--	--	2	--
TOTAL	--	--	30 NOS	28 NOS

TENE. 40 TO 80 SQ.M. = 30 NOS.
TENE. 80 TO 150 SQ.M. = 28 NOS.
TOTAL TENE. = 30 + 28 = 58 NOS.

PARKING STATEMENT FOR PROP. BLDG.

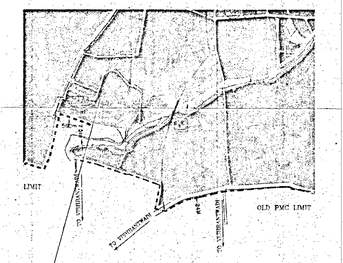
	NO. OF TENE.	CARS	SCOOTERS
TENE 40 TO 80 SQ.M. FOR 2 TENE 1:2	30	15	30
TENE 80 TO 150 SQ.M. FOR 1 TENE 1:1	28	28	28
TOTAL		43	58
VISITORS PARKING 5%		2	3
TOTAL PARKING REQD.		45	61
TOTAL PARKING PROPOSED		50	67

PARKING AREA STATEMENT IN SQ. M.

	CARS	SCOOTERS
PARKING AREA REQD.	45 X 12.5 = 562.50	61 X 2.00 = 122.00
TOTAL PARKING AREA REQD.	684.50 SQ.M.	
PARKING AREA PROP.	50 X 12.5 = 625.00	67 X 2.00 = 134.00
TOTAL PARKING AREA PROP.	759.00 SQ.M.	

AREA STATEMENT IN SQ.M.

BUILDINGS	FLOORS	HT.OF THE BUILDING	TOTAL F.S.I.	TOTAL NON F.S.I. AREA
L. GR. PARKING (BLDG. A+B)	--	--	--	1418.14
U. GR. PARKING (BLDG. A+B)	--	--	--	--
BUILDING - A	L.G.P. + U.G.P. FLOOR	5.80 (AVG)		
BUILDING - B	L.G.P. + U.G.P. + 16 FLOOR	49.98 (AVG)	6665.14	--
BUILDING - A	TOP TERRACE	--	--	462.40
REFUGE AREA	--	--	--	22.14 X 2 44.28
O.H. TANK + FIRE	--	--	--	200.00
STP + FLUSHING TANK	--	--	--	65.00
TRANSFORMER	--	--	--	50.00
ENTRANCE GATE + SECURITY CABIN	--	--	--	15.00
OWC	--	--	--	50.00
TOTAL	--	--	6665.14	2304.82
TOTAL AREA			8969.96	



LOCATION PLAN
SCALE = N.T.S.

N

PROJECT:

PROPOSED RESIDENTIAL BUILDING ON
S. NO. 90/A/1/2/B,
VILLAGE - DHANORI, TALUKA - HAVELI, DIST. - PUNE - 411015.

OWNERS / DEVELOPERS NAME, ADDRESS & SIGN.

M/S KRISHNA VENTURES SKY SCRAPPERS LLP
M.G. ROAD, KHADKI BAZAR, PUNE - 411003

ARCHITECT
YOGESH R. PATIL
BLOCK NO. 303, 57, PALAK APTS.
BHOSALENAGAR, PUNE - 411007

ARCHITECTS SIGN.

SCALE = 1 : 200

DATE - 01022023

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