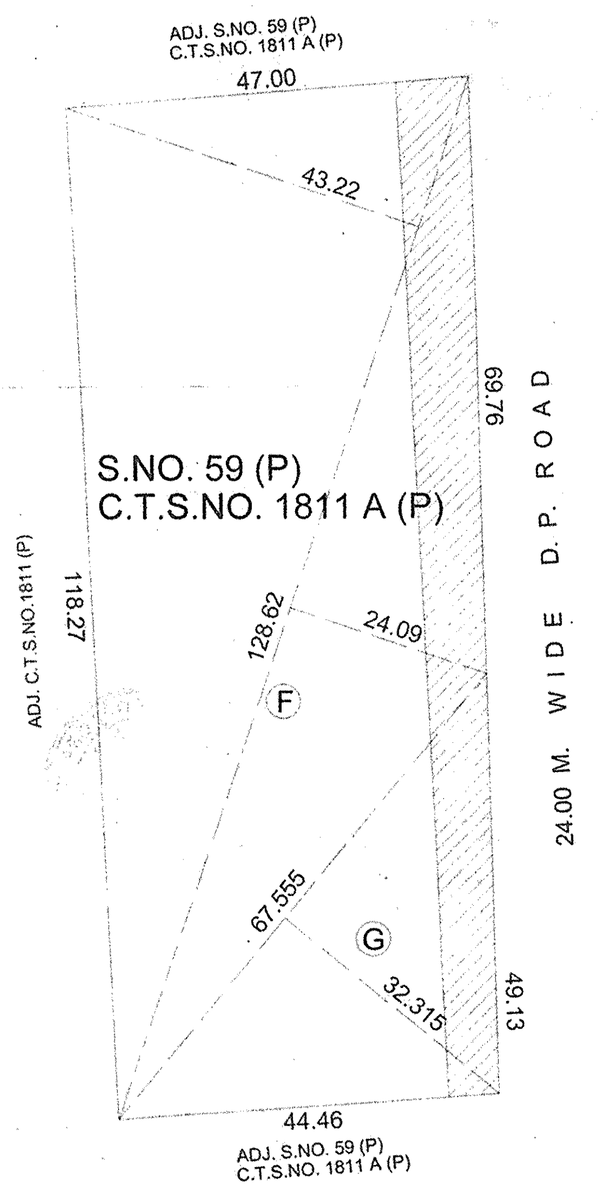


PLOT AREA CALCULATION

S.NO. 59 (P), C.T.S.NO. 1811

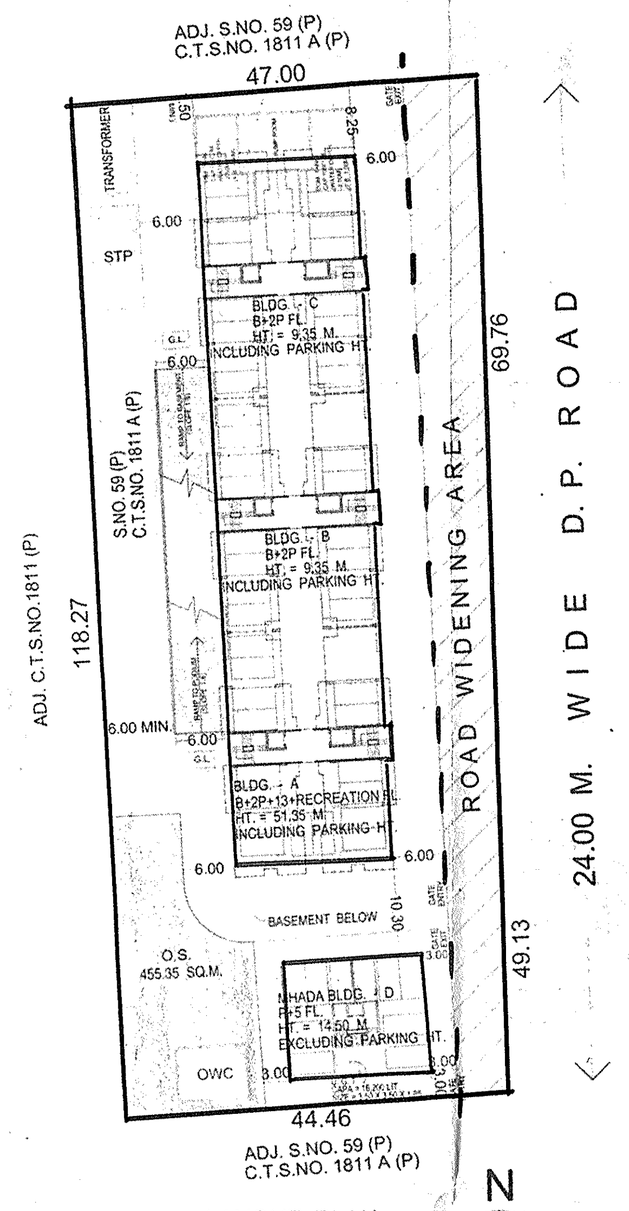
F)	0.50 X (43.22 + 24.09) X 128.62	= 4328.71	SQ.M.
G)	0.50 X 67.555 X 32.315	= 1091.52	SQ.M.
TOTAL PLOT AREA		= 5420.23	SQ.M.

CALCULATION FOR R. W. AREA

C)	0.50 X (8.47 + 3.45) X 119.363	= 711.40	SQ.M
D)	0.50 X 5.836 X 49.72	= 145.08	"
TOTAL R. W. AREA		= 856.48	SQ.M.

PLOT AREA STATEMENT IN SQ.M.

S. NO./ P.NO.	PLOT AREA AS PER TRIANGU	PLOT AREA AS PER PRC	PLOT AREA LEAST CONSIDERED
S.NO. 59 (P) C.T.S.NO. 1811	5420.23	5410.00	5410.00



LAYOUT PLAN
(GROUND FLOOR PLAN)

SCALE 1:500

N

OPEN SPACE

ADDITIONS

A)	0.50 X (5.74 + 5.74) X 11.49	= 65.95	SQ.M.
B)	0.50 X (7.80 + 9.54) X 28.33	= 245.62	"
C)	0.50 X 25.45 X 12.52	= 159.32	"
TOTAL AREA		= 470.89	SQ.M.

DEDUCTION D = 2/3 X 10.65 X 2.19 = 15.54 SQ.M.

NET OPEN SPACE AREA
= 470.89 - 15.54 = 455.35 SQ.M.

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

BUILDINGS	BUILDING - A	BUILDING - B	BUILDING - C	MHADA BLDG.
FLOORS	B/UP AREA	B/UP AREA	B/UP AREA	B/UP AREA
BASEMENT FLOOR	--	--	--	--
GROUND FLOOR	--	--	--	--
U. PARKING FLOOR	--	--	--	--
FIRST FLOOR	443.24	--	--	226.69
SECOND FLOOR	443.24	--	--	226.69
THIRD FLOOR	443.24	--	--	226.69
FOURTH FLOOR	443.24	--	--	226.69
FIFTH FLOOR	443.24	--	--	95.01 + 131.68
SIXTH FLOOR	417.16	--	--	--
SEVENTH FLOOR	443.24	--	--	--
EIGHTH FLOOR	443.24	--	--	--
NINTH FLOOR	443.24	--	--	--
TENTH FLOOR	443.24	--	--	--
ELEVENTH FLOOR	417.16	--	--	--
TWELFTH FLOOR	443.24	--	--	--
THIRTEENTH FLOOR	443.24	--	--	--
TOTAL	5709.96	--	--	131.68 + 1001.77 = 1133.45

TOTAL B/UP AREA = 5709.96 + 131.68 = 5841.64 SQ.M.
B/UP + ANCILLARY AREA = 5008.87 + 832.77 = 5841.64 SQ.M.

TOTAL B/UP AREA OF MHADA BUILDING = 1001.77 SQ.M.

TENEMENT STATEMENT

BUILDINGS	BLDG. - A		BLDG. - B		BLDG. - C		MHADA BLDG.	
FLOORS	TENE. UP TO 40 SQ.M.	TENE. 40 TO 80 SQ.M.	TENE. UP TO 40 SQ.M.	TENE. 40 TO 80 SQ.M.	TENE. UP TO 40 SQ.M.	TENE. 40 TO 80 SQ.M.	TENE. UP TO 40 SQ.M.	TENE. 40 TO 80 SQ.M.
BASEMENT FLOOR	--	--	--	--	--	--	--	--
GROUND FLOOR	--	--	--	--	--	--	--	--
U. PARKING FLOOR	--	--	--	--	--	--	--	--
FIRST FLOOR	--	4	--	--	--	--	4	--
SECOND FLOOR	--	4	--	--	--	--	4	--
THIRD FLOOR	--	4	--	--	--	--	4	--
FOURTH FLOOR	--	4	--	--	--	--	4	--
FIFTH FLOOR	--	4	--	--	--	--	2 + 2	--
SIXTH FLOOR	--	4	--	--	--	--	--	--
SEVENTH FLOOR	--	4	--	--	--	--	--	--
EIGHTH FLOOR	--	4	--	--	--	--	--	--
NINTH FLOOR	--	4	--	--	--	--	--	--
TENTH FLOOR	--	4	--	--	--	--	--	--
ELEVENTH FLOOR	--	4	--	--	--	--	--	--
TWELFTH FLOOR	--	4	--	--	--	--	--	--
THIRTEENTH FLOOR	--	4	--	--	--	--	--	--
TOTAL	--	52	--	--	--	--	18+2	--
TENE. 40 TO 80 SQ.M. = 52 NOS.							18 (MHADA TENE.) +2 TENE.) = 20	

PARKING STATEMENT (BLDG. A,B,C)

	NO. OF TENE.	CARS	SCOOTERS
TENE. 40 TO 80 SQ.M. FOR 2 TENE. 1 : 2	52 NOS.	26	52
TOTAL PARKING REQD.		26	52
VISITORS PARKING 5%		2	3
TOTAL PARKING REQD.		28	55
TOTAL PARKING PROP.		42	55

PARKING AREA STATEMENT IN SQ. M.

	CARS	SCOOTERS
PARKING AREA REQD.	28 X 12.5 = 350.00	55 X 2.00 = 110.00
TOTAL PARKING AREA REQD.	460.00 SQ.M.	
PARKING AREA PROP.	42 X 12.5 = 525.00	55 X 2.00 = 110.00
TOTAL PARKING AREA PROP.	635.00 SQ.M.	

WATER REQUIREMENT STATEMENT
FOR BUILDING A,B,C

WATER REQUIRED FOR RESI. AREA
TOTAL NO. OF TENE. = 52 NOS
TOTAL NO. OF PERSONS = 52 X 5 = 260 NO.S
WATER REQD. / PERSON / DAY = 135 LIT.
TOTAL WATER REQD. FOR O.H. TANK
= 260 X 135 = 35,100 LIT.

TOTAL WATER REQD. FOR O.H. TANK
= 35,100 LIT.

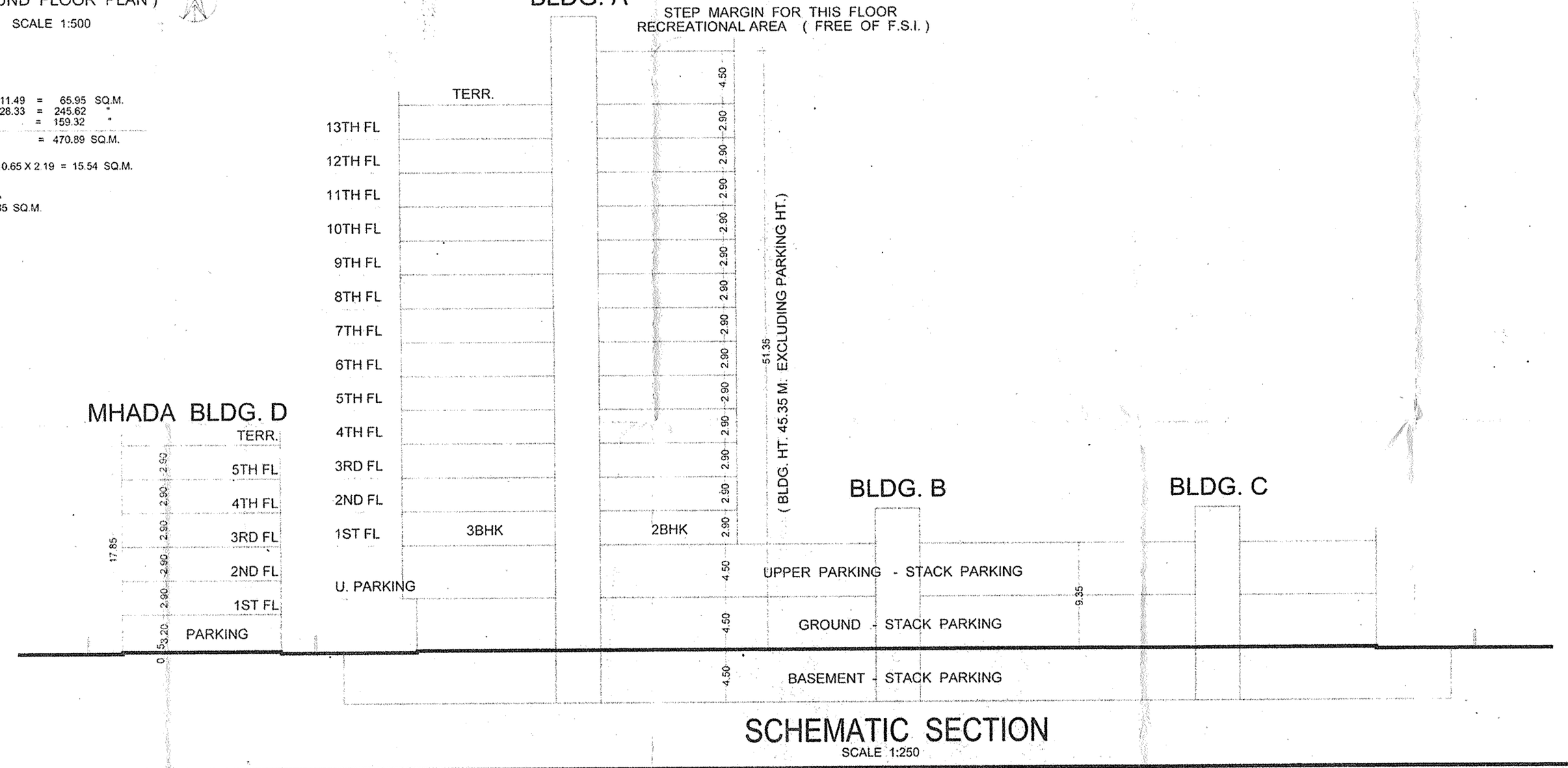
TOTAL WATER PROPOSED FOR O.H. TANK
= 35,100 LIT. + 20,000 LIT.

TOTAL WATER REQD. FOR U. G. TANK
= 35,100 X 1.50 = 52,650 LIT.

TOTAL WATER PROPOSED FOR U. G. TANK
= 1,57,950 LIT.

LOCATION PLAN
SCALE = N.T.S.

N



SCHEMATIC SECTION
SCALE 1:250

STAMP OF APPROVAL

1/7

FR/SO/ - Dt- 30/03/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 411/5/21

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

TRUE COPY
PANDIT JOSHI & ASSOCIATES

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

A) AREA STATEMENT

	SQ.M
1. AREA OF PLOT (minimum area of a,b,c to be considered)	5410.00
(a) As per ownership document (7/12, CTS extract)	5410.00
(b) As per measurement sheet	5420.23
(c) As per site	5419.20
2. Deductions for	
(a) proposed 24.00m D.P / D.P.Road widening Area	856.48
(b) Any D.P. Reservation area	---
(Total a+b)	856.48
3. Balance area of plot (1-2)	4553.52
4. Amenity Space (if applicable)	
(a) 5% Required	---
(b) Adjustment of 2(b),if any -	---
(c) Balance Proposed	---
5. Net Plot Area (3-4 (a))	4553.52
6. Recreational Open space (if applicable)	---
(a) Required 10% OF 4553.52 sq.m	455.35
(b) Proposed -	455.35
7. Internal Road area	---
8. Plotable area (if applicable)	4553.52
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5 x basic FSI)	5008.87
10) Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI -based on road width / TOD Zone	---
(b) proposed FSI on payment of premium (4553.52 X 0.50)	---
(c) proposed FSI on payment of premium. (Table No.6G)	---
11. In-situ FSI / TDR loading	
(a)In- situ against D.P road [2.0 x 856.48]	---
(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 [(4553.52 X 1.15 = 5236.54 sq.m) (5236.54 - 1712.96 =	---
(d) Total in-situ/ TDR loading proposed (11)a)+(b)+(c)	---
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	5008.87
(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) Ancillary Area proposed [Permissible Ancillary Area FSI upto 60% with payment of charges 5008.87 X 0.60 = 3005.32 SQ.M.]	832.77
(c) Total entitlement (a + b)	8014.19
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)	2.75 + 60% ANCILLARRY = 4.40
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)	---
(a) Existing Built-up Area	---
(b) Proposed Built-up Area (as per 'P-Line') i) COMMERCIAL	---
ii) RESIDENTIAL	5841.64
(c) Total (a+b)	5841.64
16. F.S.I. Consumed (15c / 13) (should not be more than serial No.14 above)	2.75 + ANCILLARRY
17. Area for Inclusive Housing	
(a) Required (Total Basic FSI i.e. 5008.87 X 20%)	1001.77
(b) Proposed	1001.77

DEVELOPER / OWNER'S NAME: OWNER'S SIGN:

SHRI. ANAND TULSHIDAS KIRAD
114, ANAND PARK, AUNDH,
PUNE - 410007

PROJECT:

PROPOSED BUILDING LAYOUT
ON S.NO. 59A/2B, C.T.S.NO. 1811A(P)
AT VILLAGE - MUNDHWA, DIST - PUNE.

ARCHITECT: ARCHITECT'S SIGN

PANDIT JOSHI AND ASSO.
216 AKSHAY CHEMBERS. N.C.KELKAR ROAD.
NARAYAN PETH. PUNE - 411030
REG.NO.CA/77 / 1917

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
	01	1:500		
INWARD NO.			DATE	16032022
KEY NO.			SHEET NO.	1 / 7