

AREA CAL. OF PLOT :
 01) 0.5 X (41.02+44.14) X 88.49 = 3767.90 SQ.M.
 01) 0.5 X (40.77+41.92) X 80.79 = 3340.26 SQ.M.
 01) 0.5 X (33.32+47.69) X 88.60 = 2778.64 SQ.M.
 01) 0.5 X (53.16+37.77) X 77.34 = 3516.26 SQ.M.
TOTAL = 13403.07 SQ.M.
 AREA OF PLOT AS PER P. R. CARD = 13400.00 SQ.M.
 MIN. AREA OF PLOT TO CONSIDER = 13400.00 SQ.M.

AREA STATEMENT OF TYPICAL RESIDENTIAL WING - 'K1' & 'K3' (IN SQ.M.) :

FLOOR	BUILT-UP (P LINE)	NO. OF TENEMENT
STILT	191.01	-
PODIUM - 1	191.01	-
PODIUM - 2	191.01	-
1ST	938.78	04
2ND	841.30	04
3RD	841.30	04
4TH	841.30	04
5TH	841.30	04
6TH (REFUGE)	800.71	04
7TH	841.30	04
8TH	841.30	04
9TH	841.30	04
10TH	841.30	04
11TH (REFUGE)	800.71	04
12TH	841.30	04
13TH	841.30	04
14TH	841.30	04
15TH	841.30	04
16TH (REFUGE)	800.71	04
17TH	841.30	04
18TH	841.30	04
19TH	841.30	04
20TH	841.30	04
TERRACE	8.00	-
TOTAL	17382.74	80

AREA STATEMENT OF RESIDENTIAL WING - 'K2' (IN SQ.M.) :

FLOOR	BUILT-UP (P LINE)	NO. OF TENEMENT
STILT	125.78	-
PODIUM - 1	217.65	-
PODIUM - 2	217.65	-
1ST	1158.28	06
2ND	994.38	06
3RD	994.38	06
4TH	994.38	06
5TH	994.38	06
6TH (REFUGE)	945.45	05
7TH	994.38	06
8TH	994.38	06
9TH	994.38	06
10TH	994.38	06
11TH (REFUGE)	945.45	05
12TH	994.38	06
13TH	994.38	06
14TH	994.38	06
15TH	994.38	06
16TH (REFUGE)	945.45	05
17TH	994.38	06
18TH	994.38	06
19TH	994.38	06
20TH	994.38	06
TERRACE	8.00	-
TOTAL	20473.79	117

AREA STATEMENT OF ALL WINGS (IN SQ.M.) :

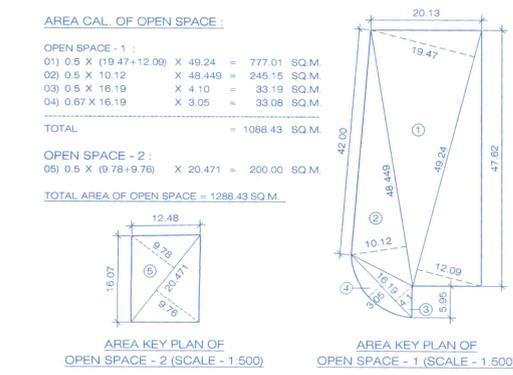
WING	BUILT-UP (P LINE)	NO. OF TENEMENT
K1	17382.74	80
K2	20473.79	117
K3	17382.74	80
TOTAL	55239.27	277

FSI + NON FSI STATEMENT FOR ALL BUILDINGS (IN SQ.M.) :

STRUCTURE	AREA
RESIDENTIAL FSI	55239.27
MHADA FSI	2845.74
TOTAL FSI	58085.01
PARKING :	
STILT	6420.10
PODIUM - 1	6630.75
PODIUM - 2	6630.75
STILT (MHADA)	475.96
TOP TERRACE	2879.09
TOP TERRACE (MHADA)	443.34
STAIRCASE CAP	153.16
STAIRCASE CAP (MHADA)	17.00
CLUB HOUSE	193.26
O.H.W.T.	153.16
O.H.W.T. (MHADA)	17.00
U.G.W.T.	110.51
U.G.W.T. (MHADA)	16.00
REFUGES	389.46
LIFT + LIFT ROOM	-
LIFT + LIFT ROOM (MHADA)	-
S.T.P.	100.75
O.W.C.	80.00
TRANSFORMER + D.G.	71.25
PUMP ROOM	25.00
SECURITY CABIN	15.00
ARCH. PROJECTIONS	8107.11
+ OTHERS	-
TOTAL NON FSI	32928.65
TOTAL FSI + NON FSI	91013.66

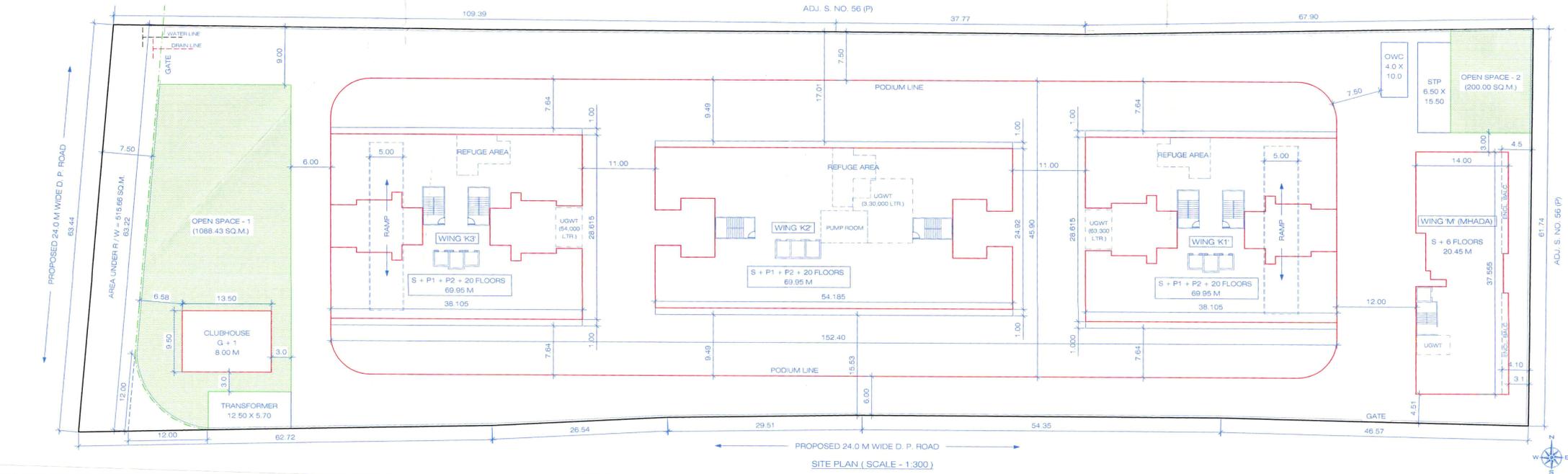
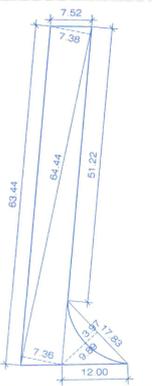
AREA STATEMENT OF MHADA BLD. - WING 'M' (IN SQ.M.) :

FLOOR	BUILT-UP (P LINE)	NO. OF TENEMENT
STILT	4.20	-
1ST	473.59	07
2ND	473.59	07
3RD	473.59	07
4TH	473.59	07
5TH	473.59	07
6TH	473.59	07
TOTAL	2845.74	42



AREA CAL. OF 24.0M D.P. RW :
 01) 0.5 X (7.38+7.38) X 64.44 = 474.92 SQ.M.
 02) 0.5 X 17.83 X 9.99 = 40.74 SQ.M.
 = 0.67 X 17.83 X 3.97
TOTAL = 515.66 SQ.M.
 AREA UNDER 24.0M D.P. RW = 515.66 SQ.M.

AREA KEY PLAN OF 24.0M D.P. RW (SCALE - 1:500)



गणेश अभियंता
 वायव्य विभाग, शीतल नगर,
 पुणे महानगरपालिका

उप अभियंता
 वायव्य विभाग, शीतल नगर,
 पुणे महानगरपालिका

कार्यालयीन अभियंता
 विभाग, शीतल नगर, पुणे महानगरपालिका

शहादत अभियंता
 वायव्य विभाग, शीतल नगर,
 पुणे महानगरपालिका

PROPOSED DEVELOPMENT AT S. NO. 56 / 3 B, MUNDHWA, PUNE.

HIRAK SHAH ASSOCIATES
 PLANNING | LIAISONING | ENVIRONMENTAL ARCHITECTS

207, '21 HARMONY', DTS, No. 759 / 21+22,
 LANE No. 48, OFF BHADARKAR ROAD, PUNE - 411 004
 M) 98230 36880 E-MAIL) hirakshah@gmail.com

NO.	DESCRIPTION	AREA (SQ. M.)
A	PREVIOUS APPROVALS	-
B	AREA STATEMENT	SQ. M.
01	AREA OF PLOT	13400.00
02	DEDUCTIONS FOR:	
(a)	AREA UNDER PROPOSED 24.0M D.P. RW / W	515.66
(b)	ANY RESERVATION	-
(c)	TOTAL [a + b]	515.66
03	BALANCE AREA OF PLOT [(1) - (2c)]	12884.34
04	AMENITY SPACE (IF APPLICABLE)	
(a)	REQUIRED	-
(b)	ADJUSTMENT OF (2d), IF ANY	-
(c)	BALANCE PROPOSED AMENITY SPACE	-
05	NET PLOT AREA [(3) - (4c)]	12884.34
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a)	REQUIRED	1288.43
(b)	PROPOSED	1288.43
07	INTERNAL ROAD AREA	-
08	PLOTTABLE AREA (IF APPLICABLE)	-
09	PERMISSIBLE BUILT-UP AREA W.R.T. BASIC FSI AS PER FRONT ROAD WIDTH [(5) X 1.10]	14172.77
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM	
(a)	MAX. PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	-
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM [MAX. PERM. 13400.00 X 0.50]	6700.00
11	IN-SITU FSI / TDR LOADING	
(a)	AREA AGAINST PROPOSED 24.0M D.P. RW X 2	1031.32
(b)	AREA AGAINST AMENITY SPACE IF HANDED OVER TO PMC [(4b) OR (4c) X 2.00 OR 1.85]	-
(c)	PROPOSED TDR AREA [(5) X 1.15 - (11a+11b)] [(13400.00) X 1.15 - (1031.32)]	14378.68
(d)	TOTAL PROPOSED IN-SITU / TDR [(a+b+c)]	15410.00
12	ADDITIONAL FSI UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI	
(a)	(9) + [(10b) + (11d) OR 12]	36282.77
(b)	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES [36282.77 X 0.60]	21769.66
(c)	TOTAL PERMISSIBLE BUILT-UP AREA [a + b]	58052.44
14	MAX. UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER FRONT ROAD WIDTH [(5) X 1.10 X 1.60]	-
15	TOTAL PROPOSED BUILT-UP AREA	
(a)	EXISTING BUILT-UP AREA	-
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	55239.27
(c)	TOTAL PROPOSED BUILT-UP AREA [a + b]	55239.27
16	FSI CONSUMED [(15) / (13)]	0.95
17	INCLUSIVE HOUSING (IF ANY)	-
(a)	MIN. REQUIRED BUILT-UP AREA @20% OF (9)	2834.55
(b)	PROPOSED BUILT-UP AREA	2845.74

C PARKING STATEMENT

TYPE	REQUIRED	PROVIDED
(a) CARS	481	490
(b) SCOOTERS / MOTORCYCLES	983	1000

D BRIEF SPECIFICATIONS

R.C.C. Framed Structure
 External walls are 0.15M thick & internal walls are 0.10M thick of Bricks.
 Sand faced plaster externally & Neorun finished plaster internally.
 M. M. Tiles flooring in all rooms.
 Doors are T.W. Panelled & Windows are of M.S. Sections & glazed.

E CERTIFICATE OF AREA

OFFERING THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-07-2017 AND THE DIMENSIONS OF SITES 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 DEPT. / CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER

G OWNERS DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY THE 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.

MR. P. A. INAMDAR

PMC CASE NO. : 129 JOB NO. : AS SHOWN DATE : 15-09-2022

NAME OF CLIENT : MR. PARVEEZ P. INAMDAR SIGN OF CLIENT :
 MR. TANVEER P. INAMDAR SIGN OF ARCHITECT : HIRAK SHAH

PARTICULARS OF DRAWING : SITE PLAN, AREA CALCULATIONS, LOCATION PLAN, ETC.

DISCUSSION OF PROPOSAL : PROPOSED DEVELOPMENT AT S. NO. 56 / 3 B, MUNDHWA, PUNE.