

AREA STATEMENT		FLOOR AREA														TOTAL AREA
BUILDING TYPE	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	U.P. AREA
'A' TYPE	543.12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.30
'B' TYPE	404.05	404.05	404.05	404.05	404.05	404.05	387.57	404.05	404.05	152.14	-	-	-	-	-	10.30
'C' TYPE	534.81	534.81	534.81	534.81	534.81	534.81	512.77	534.81	534.81	534.81	534.81	512.77	534.81	181.81	-	10.30
TOTAL AREA																11416.39

F.S.I. STATEMENT		NO. OF FLOORS		BLDG. HT. UNDER	B/UP AREA		
BUILDING TYPE	NO. OF BUILDINGS	NO. OF TENEMENTS			COM.	RESL.	TOTAL
'A' TYPE	1 NOS.	4	2 B.P.+GR.P.+UP.P+01 FL.	9.40 M.	0.00	553.42	553.42
'B' TYPE	1 NOS.	37	2 B.P.+GR.P.+UP.P+10 FL.	36.40 M.	0.00	3782.41	3782.41
'C' TYPE	1 NOS.	52	2 B.P.+GR.P.+14 FL.	49.90 M.	0.00	7080.56	7080.56
TOTAL		3 NOS.	93	-	0.00	11416.39	11416.39

PARKING STATEMENT		PARKING REQUIRED	
		CAR	SCOOTER
'A' TYPE			
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.		01	01
FOR 04 TENEMENTS		04	04
'B' TYPE			
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.		01	02
FOR 37 TENEMENTS		19	37
'C' TYPE			
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.		01	01
FOR 50 TENEMENTS		50	50
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.		01	02
FOR 02 TENEMENTS		01	02
TOTAL PARKING		74	93
ADD 5% VISITOR PARKING		04	05
TOTAL PARKING REQUIRED		78	98
TOTAL PARKING PROVIDED		78	100

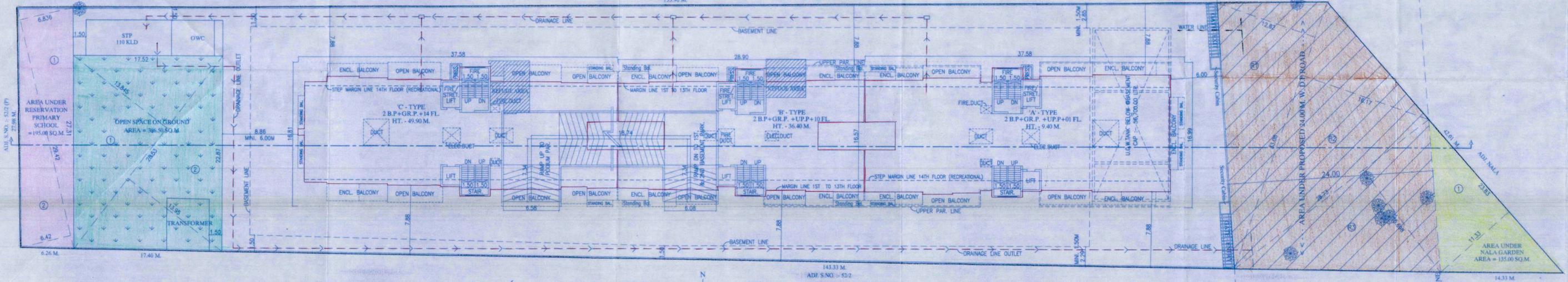
REFUGE AREA STATEMENT		REQUIRED AREA	PROVIDED AREA
'B' TYPE		20.40	21.55
'C' TYPE	28.70 X 2 = 53.40	28.10 X 2 = 56.20	
TOTAL AREA		73.80	77.75

F.S.I. & NON F.S.I. AREA STATEMENT		AREA (SQ.M.)
1. F.S.I. AREA		11416.39
2. NON F.S.I. AREA		
2.1 PROJECTION AREA		777.31
2.2 SERVICES		500.00
2.3 PARKING		7324.81
2.4 REFUGE		77.75
2.5 RECREATIONAL AREA		373.00
TOTAL NON F.S.I. AREA		9052.67
TOTAL F.S.I. AREA + TOTAL NON F.S.I. AREA		20469.06

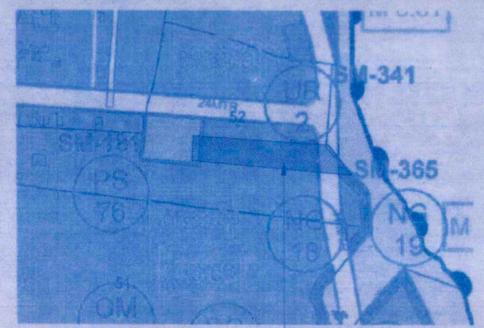
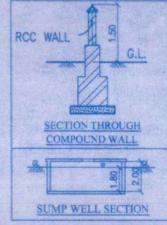
PARKING AREA STATEMENT		AREA REQUIRED	TOTAL SQ.M.
CAR	78 X 12.50 SQ.M.		975.00
SCOOTER	98 X 2.00 SQ.M.		196.00
TOTAL REQUIRED AREA			1171.00

AREA UNDER RESERVATION PRIMARY SCHOOL		AREA CALCULATION
1) 29.42 X 6.836 X 0.50		= 100.56
2) 29.42 X 6.42 X 0.50		= 94.44
TOTAL AREA		= 195.00

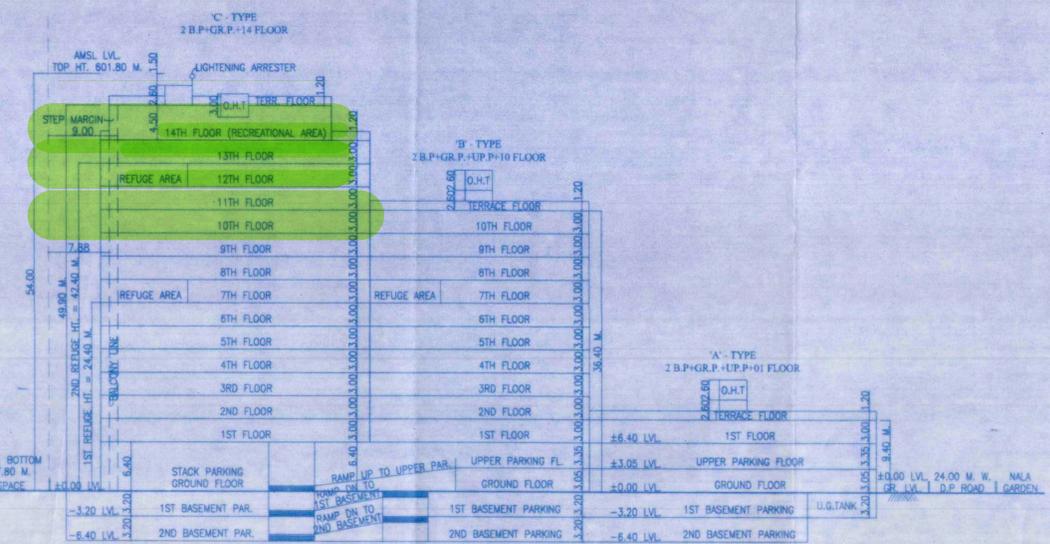
OPEN SPACE AREA		AREA CALCULATION
1) 28.53 X 13.845 X 0.50		= 197.50
2) 28.53 X 13.95 X 0.50		= 199.00
TOTAL AREA		= 396.50



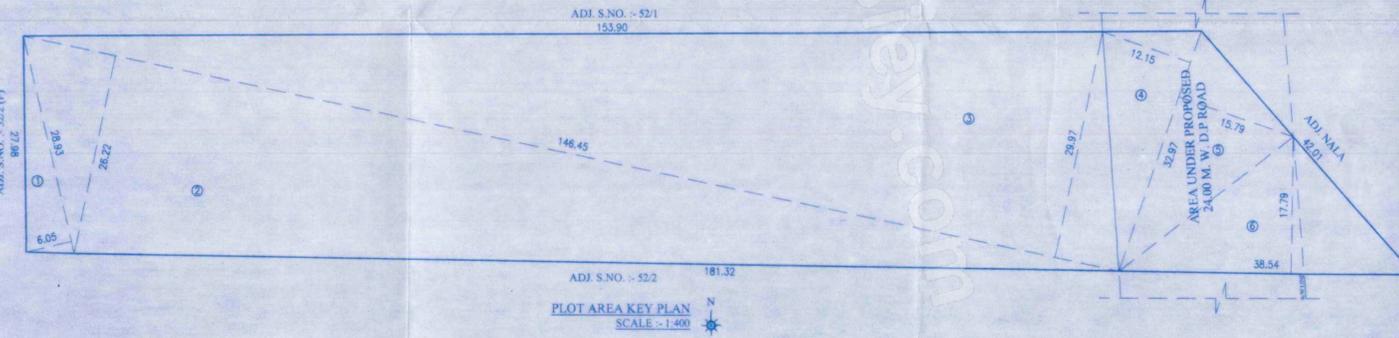
LAYOUT PLAN SCALE - 1:200



LOCATION PLAN SCALE - N.T.S. PROPOSED SITE



SCHEMATIC SECTION



PLOT AREA KEY PLAN SCALE - 1:400

PLOT AREA CALCULATION	
ADDITIONS:	
1) 28.93 X 6.05 X 0.50	= 87.51
2) 146.45 X 28.22 X 0.50	= 1919.96
3) 146.45 X 29.97 X 0.50	= 2194.50
4) 32.97 X 12.15 X 0.50	= 200.28
5) 32.97 X 15.79 X 0.50	= 260.30
6) 38.54 X 17.79 X 0.50	= 342.81
TOTAL AREA	= 5005.43

AREA UNDER 24.00 M. W. D.P. ROAD	
ADDITIONS:	
R1) 33.08 X 12.82 X 0.50	= 212.04
R2) 33.08 X 16.17 X 0.50	= 267.45
R3) 28.73 X 15.89 X 0.50	= 225.50
TOTAL AREA	= 705.00

AREA UNDER NALA GARDEN CALCULATION	
ADDITIONS:	
1) 23.83 X 11.33 X 0.50	= 135.00
TOTAL AREA	= 135.00

STAMP OF APPROVAL

REVISED SANCTION PURPOSE: B.P. LAYOUT

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC. 117/18/24

BUILDING INSPECTOR: PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER: PUNE MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT
APPROVED

AREA STATEMENT	SQ.M.
01. AREA AS PER DEMARCATION	5,005.43
a) AREA AS PER 7/12 EXTRACT	5,000.00
b) MINIMUM AREA CONSIDER	5,000.00
02. DEDUCTIONS FOR:	
a) AREA UNDER 24.00 M. WIDE D.P. ROAD	705.00
b) AREA UNDER NALA GARDEN	135.00
c) AREA UNDER RESERVATION PRIMARY SCHOOL	195.00
(TOTAL a+b+c)	1,035.00
03. BALANCE AREA OF PLOT (1-2)	3,965.00
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED 05%	N/A
b) PROPOSED -	N/A
05. NET PLOT AREA (3-4 (b))	3,965.00
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED 10%	396.50
b) PROPOSED (Not to be deducted)	396.50
07. INTERNAL ROAD AREA (Not to be deducted)	0.00
08. PLOTTABLE AREA (IF APPLICABLE)	3,965.00
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (8 X 1.10)	4,381.50
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI	
b) PROPOSED FSI ON PAYMENT OF PREMIUM	4,865.00 X 0.50 = 2,432.50
11. IN-SITU FSI / TDR LOADING	841.30
a) ADD ROAD AREA 705.00 X 2 = 1,410.00	1,410.00
b) AREA UNDER NALA GARDEN - 135.00 X 1 = 135.00	135.00
c) ADD RESERVATION PRIMARY SCHOOL 195.00 X 2 = 390.00	390.00
d) PERMISSIBLE TDR AREA = 4,865.00 X 1.98 = 5,594.75	
e) 5,594.75 - (1,410.00 + 390.00) = 3,794.75	
f) SLUM T.D.R. 30% = 3,794.75 X 30% = 1,138.43	
RESERVATION TDR = 3,794.75 - 1,138.43 = 2,656.32	
d) TOTAL TDR LOADING PROPOSED (a+b+c)	1,935.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9 + 10(b)+11(a + b)] WHICHEVER IS APPLICABLE	7,137.80
b) EXISTING B/UP AREA	-
c) PREVIOUSLY SANCTIONED B/UP AREA	-
d) BALANCE PERMISSIBLE FLOOR AREA (13(a-b+c))	7,137.80
e) ANCELLARY AREA - 7,137.80 X 60% = 4,282.68	4,282.68
f) TOTAL ENTITLEMENT (d + e)	11,420.48
14. MAXIMUM PERMISSIBLE OF F.S.I.	
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	-
b) PREVIOUS SANCTIONED RESIDENTIAL AREA	-
c) PROPOSED RESIDENTIAL P-LINE AREA	11,416.39
d) PROPOSED COMMERCIAL P-LINE AREA	-
e) TOTAL BUILT-UP AREA IN PROPOSAL (a+b+c+d)	11,416.39
16. F.S.I. CONSUMED (15a/05)	2.88
17. INCLUSIVE HOUSING	N/A

LEGEND

CERTIFICATE OF AREA

OWNER'S DECLARATION

PROJECT

ARCHITECT

MANOJ TATOOSKAR

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REG. NO. CA/91/15744