

WATER REQUIRED CALCULATIONS (RESIDENTIAL)										
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS										
BUILDING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY		FIRE FIGHTING CAPACITY		O.H.W.T. CAPACITY		U.G.W.T. CAPACITY	
	87	435	11775.00	Ltrs	20000.00	Ltrs	78725.00	Ltrs	58725.00	X 1.5 = 88087.50
TOTAL	87	435	11775.00	Ltrs	20000.00	Ltrs	78725.00	Ltrs	58725.00	X 1.5 = 88087.50

WATER REQUIRED CALCULATIONS (COMMERCIAL)										
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 45 LITERS										
BUILDING	TOTAL AREA	TOTAL PERSONS	WATER REQD / DAY		FIRE FIGHTING CAPACITY		O.H.W.T. CAPACITY		U.G.W.T. CAPACITY	
	385.91	129	5832.75	Ltrs	5788	Ltrs	5788.65	Ltrs	5788.65	X 1.5 = 8682.98
TOTAL	385.91	129	5832.75	Ltrs	5788	Ltrs	5788.65	Ltrs	5788.65	X 1.5 = 8682.98

PARKING AREA STATEMENT (COMMERCIAL)			
PARKING REQUIRED FOR COMMERCIAL			
TOTAL CARPET AREA	FOR 100 SQM	CARS	SCOOTERS
385.91 SQM	FOR 385.91 SQM	1	3
		FACTOR = 3.05 = 4	
PARKING PROVIDED	04	12	
TOTAL PARKING PROVIDED	04	12	
TOTAL PARKING AREA	04 X 12.50	12 X 2.00	
	50 SQM	24.00 SQM	

PARKING AREA STATEMENT (RESIDENTIAL)			
PARKING REQUIRED FOR RESIDENTIAL			
TOTAL NO. OF FLATS	FOR EVERY 2 TENEMENTS	CARS	SCOOTERS
FOR 87 FLATS	FOR 87 FLATS	1	3
		FACTOR = 30.5 = 30	
PARKING PROVIDED	FOR 10 FLATS	05	15
TOTAL PARKING PROVIDED	FOR 10 FLATS	05	15
TOTAL PARKING AREA	46 X 12.50	221 X 2.00	
	575.00 SQM	442.00 SQM	
PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)	50	233	
TOTAL PARKING (RESIDENTIAL + COMMERCIAL)	50 X 12.50	233 X 2.00	
TOTAL PARKING AREA	625.00 SQM	466.00 SQM	

COMPOSITE PARKING = 233/8 = 29.125 = 29
 TOTAL NO. OF CARS REQUIRED = 49+39 = 88 CARS
 TOTAL NO. OF CARS PROVIDED = 80 CARS

F.S.I. STATEMENT						
FLOOR	TOTAL BUILT UP AREA (P.LINE) (C+A+B)	SHOPS	TENEMENTS	FIRE LIFT	LIFT AREA	
BASEMENT 02						
BASEMENT 01						
LOWER PARKING						
UPPER GROUND	385.91	342.35	14	04		
FIRST		661.87				
SECOND		661.87				
THIRD		661.87				
FOURTH		661.87				
FIFTH		661.87				
SIXTH		661.87				
SEVENTH		541.72				
EIGHTH		562.98				
NINTH		562.98				
TENTH		488.00				
TOTAL	385.91	6520.25				
TOTAL (RESIDENTIAL + COMMERCIAL)		6932.46	14	04	3.35	7.81
PERMISSIBLE FLOOR AREA =	6934.60					
BALANCE AREA =	2.14					

PROPOSED LAYOUT OF RESIDENTIAL BUILDING IN SR NO. 278/1P MOUZA - LOHEGAON, TALUKA - HAVELI, DIST - PUNE
 SHEET NO. 01 OF 05

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT CERTIFICATE NO. C.C. 31.84.22

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

POONA MUNICIPAL CORPORATION
 BUILDING CONTROL DEPARTMENT
 POONA

PROFARMA - I	
A AREA STATEMENT :	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	4375.00
(a) as per ownership document (7/12, CTS extract)	4375.00
(b) as per measurement sheet	4442.74
(c) as per site	4442.74
2. DEDUCTIONS FOR	
(a) EXISTING ROAD WIDENING AREA	442.24
(b) ANY D.P. RESERVATION AREA	0.00
(Total a + b)	452.24
3. GROSS AREA OF PLOT [1 - 2]	3915.76
4. AMENITY SPACE (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
5. NET PLOT AREA [3 - 4(a)]	3915.76
6. RECREATIONAL OPEN SPACE (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (6 X 1.1)	4307.33
10. ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
(a) Minimum permissible premium FSI based on road width/TOD zone	0.00
(b) Proposed FSI on payment of premium	0.00
11. IN-SITU FSI / TDR LOADING	
(a) In-situ area against DP road [2.0 x 2(a)] (if any)	0.00
(b) In-situ area against Amenity Space, if handed over [2.0 or 1.85 x 4B] (and/or) (c)	0.00
(c) TDR Area	0.00
Total TDR [11(a) + (b) + (c)]	0.00
12. ADDITIONAL FSI UNDER CHAPTER 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
(a) [9 + 10(b) + 11(c)] or whichever is applicable	4307.33
(b) Ancillary Area FSI upto 50% or 80% with payment of charges	
Commercial Ancillary Area FSI (385.91 x 0.80 = 308.728)	308.728
Residential Ancillary Area FSI (4062.34 X 0.60 = 2437.404)	2437.404
Total Permissible Ancillary = 171.61 + 2437.40 = 2609.01	2609.01
(c) Total entitlement (a + b)	6934.60
14. MAXIMUM UTILIZATION LIMIT OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH	6934.60
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding 7b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per Plan)	6932.46
(c) Total (a + b)	6932.46
16. FSI CONSUMED (15 / 13) (should not be more than 14.)	0.999
17. AREA OF INCLUSIVE HOUSING (if any)	NA
(a) Required (25% of 5)	NA
(b) Proposed	NA

CERTIFICATE OF AREA :
 Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. are stated on plan as measured on the site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
 (Mr. Atit Shrikant Admulwar)

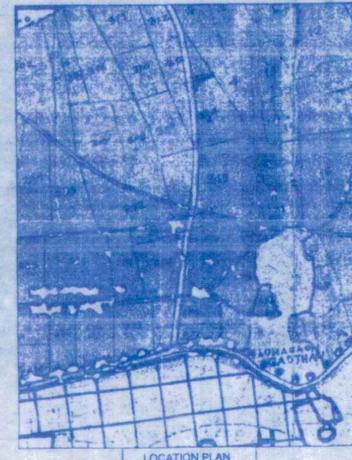
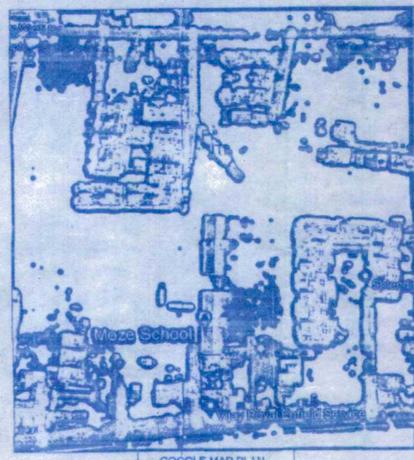
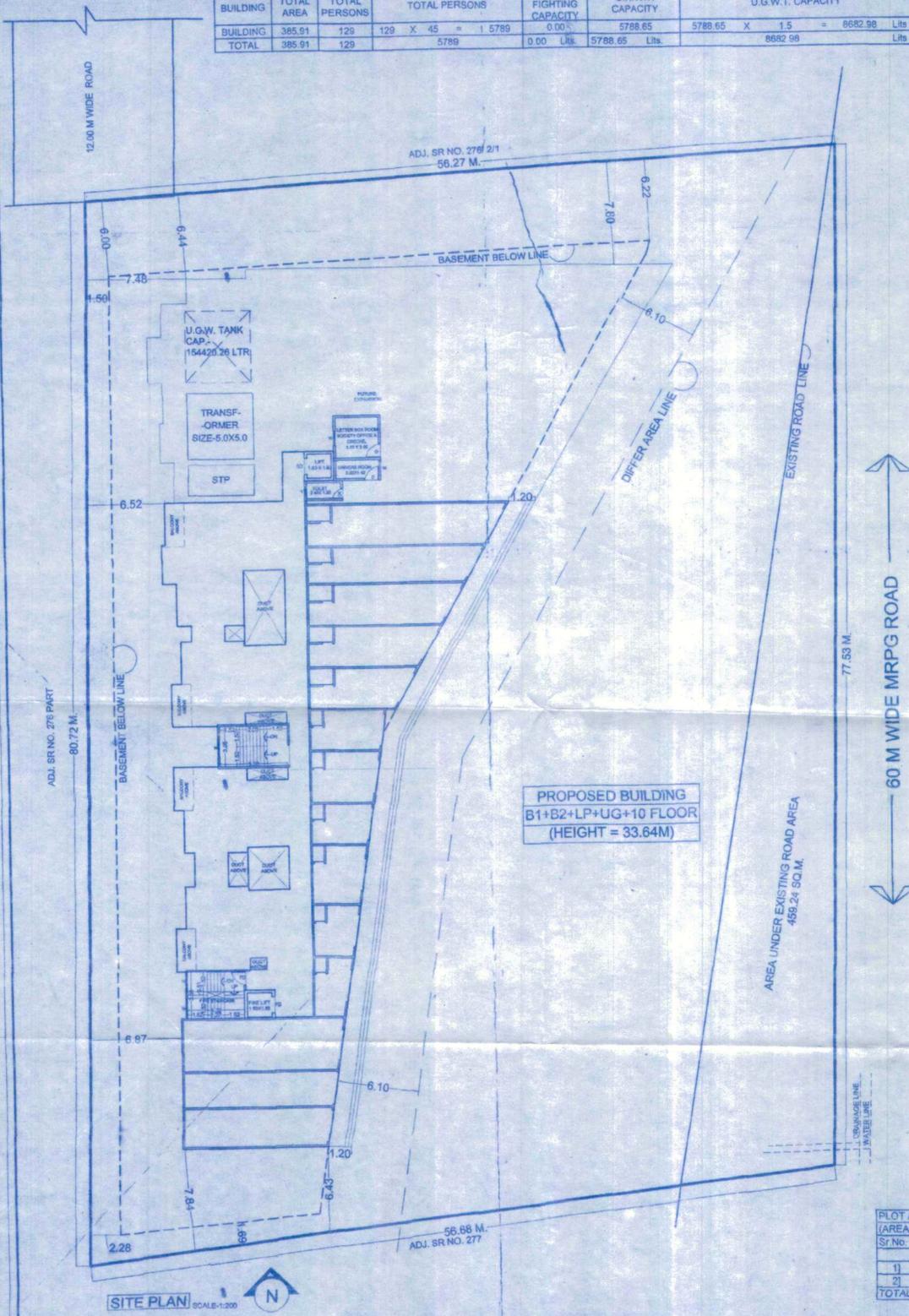
OWNER'S DECLARATION
 I/We understand hereby certify that I/We will abide by plans approved by Authority / Collector. I/We will execute the same as per approved plans. Also I/We will ensure the work, under supervision of project technical person in as to ensure the quality and safety of the work site.

OWNER'S / POAH NAME SIGNATURE
 M/S. SHREE BUILDCON THROUGH MR. SANTOSH NIRUPATI MODE & OTHERS SIGNATURE

ARCHITECT'S NAME SIGNATURE
 AR. ATIT SHRIKANT ADMULWAR SIGNATURE

JOB NO. DRAWING NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT
 AL_2021-119 105_001_00 1:100 04/04/2021 MA CA / 2009 / 41887

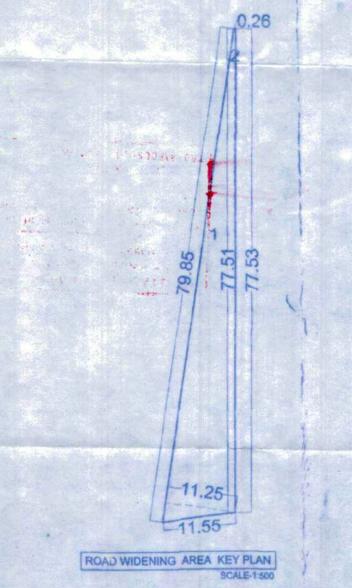
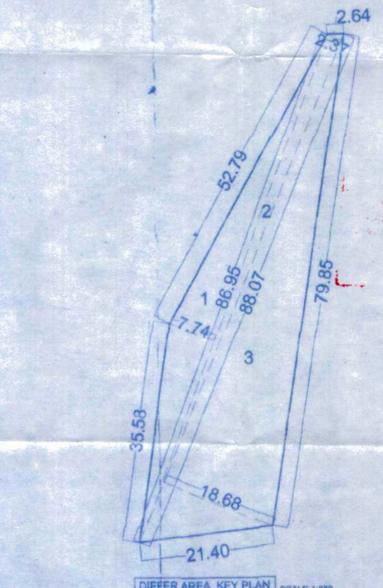
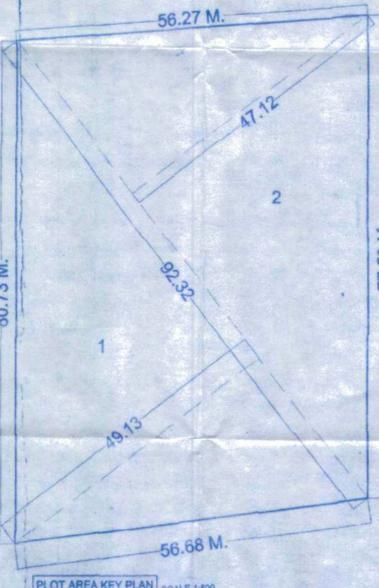
ARCHITECT : **atit admulwar** ARCHITECTS
 (AN ISO 9001:2015 CERTIFIED COMPANY)
 OFFICE NO.05, THIRD FLOOR, SHREE TOWERS, MAGARPATTA CHOWK, MAGARPATTA, PUNE-411 004
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 www.atitadmulwar.com



REFUGEE AREA STATEMENT				
BLDG NO	TIME	NO. OF PERSON	AREA OF PERSON	PROVIDED REFUGEE AREA
1	16	5	0.70	24.00
TOTAL			24.00	51.30

TRUE COPY CERTIFICATE :
 I, ATIT ADMULWAR have examined originals of sanctioned plans of the commencement Letter No. CC/2021/22-D1/27/2/2023 & certify that I have checked it personally & are found correct as per the plans approved.

Atit Admulwar
 Date 30/3/2023 Architect CA/2008/41887



PLOT AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)				
Sr.No.	Length	Width	No.	Total Sq.M.
1	92.32	49.13	0.5	2267.84
2	92.32	47.12	0.5	2175.06
TOTAL PLOT AREA				4442.90

DIFFER AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)				
Sr.No.	Length	Width	No.	Total Sq.M.
1	86.95	7.74	0.5	336.50
2	88.07	2.37	0.5	104.36
3	88.07	18.69	0.5	822.78
TOTAL DIFFER AREA				1263.63

ROAD WIDENING AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)				
Sr.No.	Length	Width	No.	Total Sq.M.
1	79.85	11.25	0.5	449.16
2	77.53	0.26	0.5	10.08
TOTAL ROAD WIDENING AREA				459.24