

F.S.I & NON F.S.I STATEMENT (FOR E.C.)

TOTAL F.S.I.						NON F.S.I. AREA																(STP, G.W.TANK, METER RM, TRANSFORMER, OWC, SOCIETY OFFICE, SWIMMING POOL, WATCHMAN CABIN, MISCELLANEOUS)	
BLDG.	FLOOR	HEIGHT	TOTAL TENEMENT	COMM. F.S.I.	RESI. F.S.I.	TOTAL AREA	BASEMENT-2 PARKING AREA	BASEMENT-1 PARKING AREA	GROUND PARKING AREA	P1 PARKING AREA	P2 PARKING AREA	P3 PARKING AREA	P4 PARKING AREA	P5 PARKING AREA	OPEN TO SKY TERRACE	RECREATIONAL FLOOR AREA	ARCH. PROJ. AREA	O.H.W.T. AREA	TOP TERRACE AREA	REFUGEE AREA	LIFT & M/C AREA	TOTAL CONSTRUCTION AREA	
BLDG. - 'A'	B2+B1+GR+P1+P2+P3+P4+P5 PARK + 1ST TO 10TH RESI. +11TH (Recreational) +12TH TO 15TH RESI.	70.30 M.	56	-----	11,389.41	11,389.41	3250.00	3250.00	1180.00	1458.00	1600.00	1600.00	1600.00	1600.00	540.11	841.97	535.00	75.00	1090.00	228.24	90.00	18,938.32	1496.06
TOTAL	-----		56	-----	11,389.41	11,389.41	3250.00	3250.00	1180.00	1458.00	1600.00	1600.00	1600.00	1600.00	540.11	841.97	535.00	75.00	1090.00	228.24	90.00	18,938.32	1496.06
TOTAL AREA				11,389.41		11,389.41	18,938.32																1496.06
TOTAL AREA = (TOTAL F.S.I.+NON F.S.I.)				(FSL_11,389.41) + (NON FSL_18,938.32 + 1496.06 = 20,434.38) = 31,823.79 SQ.M.																			

F.S.I STATEMENT :- BLDG. - 'A'

WING	FLOOR	F.S.I AREA		TOTAL F.S.I AREA (A+B)	LIFT & MC AREA	TENE.
		(A)	(B)			
BLDG. - 'A'	B2+B1+GR+P1+P2+P3+P4+P5 PARK + 1ST TO 10TH RESI. + 11TH (Recreational) + 12TH TO 15TH RESI.	-----	11,389.41	11,389.41	22.89 + 67.11	56
TOTAL AREA	-----	-----	11,389.41	-----	90.00	56

ADJ. :- C.T.S. NO. :- 389

WATER REQUIREMENT CALCULATION

BLDG.	O/H TANK		U/G TANK		TOTAL
	DOMESTIC TANK	FIRE TANK	DOMESTIC TANK	FIRE TANK	
BLDG.	37,800.00 LTRS.	25,000.00 LTRS.	56,700.00 LTRS.	2,00,000.00 LTRS.	3,19,500.00 LTRS.
TOTAL	37,800.00 LTRS.	25,000.00 LTRS.	56,700.00 LTRS.	2,00,000.00 LTRS.	3,19,500.00 LTRS.
TOTAL	62,800.00 LTRS.	-----	2,56,700.00 LTRS.	-----	3,19,500.00 LTRS.

F.S.I. STATEMENT :- BLDG. - 'A'

FLOOR	F.S.I. AREA BLDG. - 'A'		TOTAL F.S.I COMM.+RESI	TENEMENT
	COMM.	RESI.		
BASEMENT - 02 PAR.	-----	-----	-----	-----
BASEMENT - 01 PAR.	-----	-----	-----	-----
GROUND PARKING FL.	-----	-----	-----	-----
P1 PARKING FLOOR	-----	-----	-----	-----
P2 PARKING FLOOR	-----	-----	-----	-----
P3 PARKING FLOOR	-----	-----	-----	-----
P4 PARKING FLOOR	-----	-----	-----	-----
P5 PARKING FLOOR	-----	-----	-----	-----
1ST FLOOR	838.36	838.36	04	-----
2ND FLOOR (Refuge)	781.30	781.30	04	-----
3RD FLOOR	838.36	838.36	04	-----
4TH FLOOR	838.36	838.36	04	-----
5TH FLOOR	838.36	838.36	04	-----
6TH FLOOR	838.36	838.36	04	-----
7TH FLOOR (Refuge)	781.30	781.30	04	-----
8TH FLOOR	838.36	838.36	04	-----
9TH FLOOR	838.36	838.36	04	-----
10TH FLOOR	838.36	838.36	04	-----
11TH FL. (Recr. + Refu.)	-----	-----	-----	-----
12TH FLOOR	838.36	838.36	04	-----
13TH FLOOR	838.36	838.36	04	-----
14TH FLOOR	838.36	838.36	04	-----
15TH FLOOR (Refuge)	604.85	604.85	04	-----
TOTAL	11,389.41	11,389.41	56	-----
GRAND TOTAL	11,389.41	11,389.41	56	-----
LIFT AREA	90.00	90.00	-----	-----

Total Built-up Area in Proposal				
PROP. F.S.I (A)	PERM. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+B+C)	
RES. FSI	7,150.00	60% = 4,290.00	4,239.41	11,389.41
TOTAL	7,150.00	4,290.00	4,239.41	11,389.41
TOTAL PROPOSED B.U.P AREA = 11,389.41 SQ.M				

PARKING AREA STATEMENT - BLDG.-A

RESIDENTIAL PARKING AREA	NO. CAR		PARKING REQ. CAR		PARKING PROV. CAR	
	TEN.	SC	TEN.	SC	TEN.	SC
1 TEN. HAVING CARPET AREA ABOVE TO 150 SQ.M. (2-1)	56	112	56	112	56	112
REQUIRED TOTAL AREA STATEMENT.						
TOTAL	56	112	56	112	56	112
5% VISITOR PARKING	06	03	06	03	-----	-----
TOTAL	56	118	59	118	59	118
L. CAR AREA = 56 X 12.50 = 700.00 SQ.M						
S. CAR AREA = 56 X 10.35 = 579.60 SQ.M						
SCOOTER AREA = 56 X 2.00 = 112.00 SQ.M						
TOTAL = 700.00 + 579.60 + 112.00 = 1,391.60 SQ.M.						
REQUIRED PARKING AREA = 1,391.60 SQ.M.						
PROVIDED PARKING AREA = 1,391.60 SQ.M.						

REFUGEE AREA DETAILS

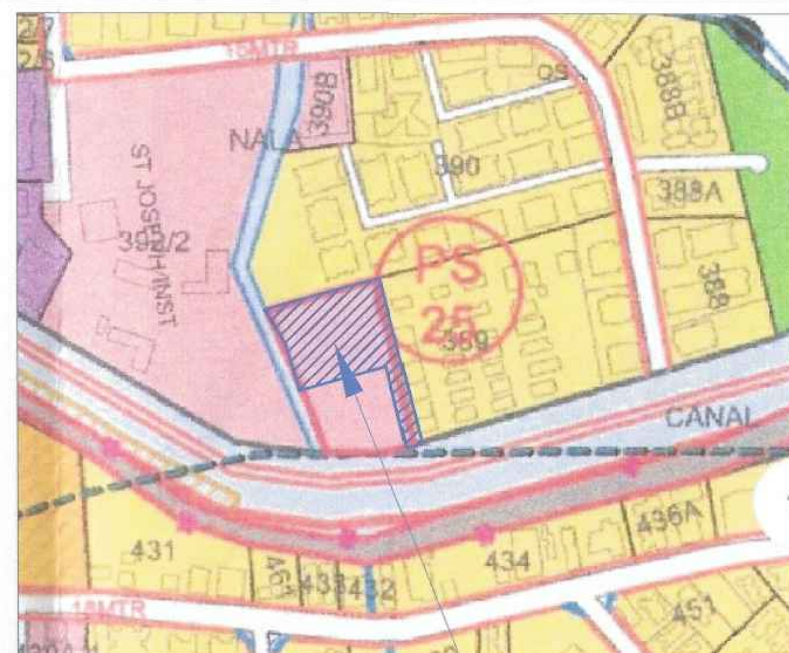
FLOOR	HEIGHT	REQUIRED	PROPOSED
2ND FLOOR (Refuge)	22.95 M.	40.24 Sq.M.	57.06 Sq.M.
7TH FLOOR (Refuge)	39.00 M.	40.24 Sq.M.	57.06 Sq.M.
11TH FL. (Recr. + Refu.)	52.40 M.	40.24 Sq.M.	57.06 Sq.M.
15TH FLOOR (Refuge)	66.95 M.	40.24 Sq.M.	57.06 Sq.M.

LAYOUT PLAN SCALE :- 1:250

WATER CALCULATION - BLDG.-A	
RESIDENTIAL	
01) OVERHEAD WATER TANK : FOR RESIDENTIAL	
NO. OF TENEMENTS = 56 X 5 X 135 LTRS = 37,800.00 LTRS.	
TOTAL = 37,800.00 LTRS	
ADD FOR FIRE FIGHTING = 25,000.00 LTRS.	
TOTAL OVERHEAD CAP = 62,800.00 LTRS.	
FOR UNDER GR. WATER TANK = 37,800.00 X 1.50 = 56,700.00 LTRS.	
ADD FOR FIRE FIGHTING = 2,00,000.00 LTRS.	
TOTAL UNDER GR. PROV. = 2,56,700.00 LTRS.	

PLOT AREA KEY PLAN SCALE :- 1:500

PLOT AREA CALCULATION									
S.NO. 729/1A, FINAL PLOT - 389, PLOT - 'A'									
ADDITIONS									
1	75.04	X	21.38	X	0.50	=	802.18	SQ.M.	
2	75.04	X	17.74	X	0.50	=	665.60	SQ.M.	
3	67.01	X	15.218	X	0.50	=	509.87	SQ.M.	
4	67.01	X	15.23	X	0.50	=	510.28	SQ.M.	
5	68.06	X	14.37	X	0.50	=	489.01	SQ.M.	
6	68.06	X	15.44	X	0.50	=	525.42	SQ.M.	
7	48.65	X	8.85	X	0.50	=	215.28	SQ.M.	
8	48.65	X	8.73	X	0.50	=	212.36	SQ.M.	
TOTAL ADDITIONS									3930.00 SQ.M.



LOCATION PLAN SCALE :- N.T.S.

PROPOSED SITE

STAMP OF APPROVAL BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2375/23

Building Inspector
(B.P.D. Zone-5) P.M.C.



PREVIOUSLY SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO.

AREA STATEMENT

AREA OF PLOT	SQ.M
(Minimum area of a,b,c to be considered)	6500.00
a) As per ownership documents (7/12, CTS extract)	6500.00
b) As per measurement sheet	6500.00
c) As per site	6500.00
02 DEDUCTION FOR	
a) Proposed 18.00 M. D.P. Road Widening Area	-----
b) Any Reservation	-----
a) Total (a+b)	-----
03 Gross Area Of Plot { 1 - 2 }	6500.00
04 AFTER SUBDIVISION PLOT	PLOT :- 'A' (60%)
05 Area Of Plot After Subdivision	3900.00
06 Amenity Space (If applicable)	-----
a) Required as per layout	-----
b) Proposed	-----
c) Balance proposed	-----
07 Net Area Of Plot { 05-06c }	3900.00
7a) Net Plot Area For FAR @ s.no. 1	6500.00
08 Recreational Open Space 10% @ S.no. 7 (If applicable)	-----
a) Required :-	-----
b) Proposed	-----
09 Internal Road Area	-----
10 Plottable area (If applicable)	6500.00
11 Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 03 X 1.10 For Plot - 'A' } (6500.00 / 2 = 3250.00 For Plot - 'B')	7150.00
12 Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no. 1	PERMIL
a) Max. Premium FSI-Based On Road Width/TOD Zone.	3250.00
b) Proposed FSI On Payment Of Premium	3250.00
13 In-Situ FSI / TDR Loading 0.65 @ S.no. 1	-----
a) In-situ area against D.P. Road { (2.0 x sr. no. 2) (a) If applicable	-----
b) Amenity TDR Generated Against :- 3250.00 X 2.620.00 X 2	-----
38,790.00 / - R.R. Rate Of Plot	38,790.00
26,620.00 / - Cost Of Construction As Per ASH	-----
3250.00 Sq.M. - Construction Area Of School Bldg. (Permil. TDR = 4,480.89 SQ.M.)	-----
d) TDR Area -(S.No.01X0.65%) = 6500.00 X 0.65 = 4225.00 SQ.M. For Plot - 'A'	-----
i) Regular @ 70% = 2957.50 Sq.M.	-----
ii) Slum @ 30 % = 1267.50 Sq.M.	-----
d) Total in-situ/TDR loading proposed (11a) + (b) + (c)	-----
14 Additional F.S.I Area Under Chapter No. 07 (Additional Gold fol @ s.no. 11 x 5% - gold rating)	-----
15 Total Entitlement Of F.S.I In The Proposal	-----
a) (11 + 12b) + 13(d)) Or 14 Whichever Is Applicable	7,150.00
b) Ancillary Area Off F.S.I upto 60% Or 80% with payment of charges.	4,290.00
c) Total entitlement (a+b)	11,440.00
16 Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width { As per regulation no. 6, 10r5.2or5.3 or 6.4 as applicable (2.25 X 1.60 Or 1.80) }	11,440.00
17 Total Built-up Area In Proposal (excluding area @ sr.no 17 b)	-----
a) Proposed Commercial Built-up Area.	-----
b) Proposed Commercial Built-up Area.	-----
c) Proposed Residential Built-up Area	11,389.41
Total (a+b+c)	11,389.41
18 F.S.I Consume (15c/1)	1.75
17 Area Of Inclusive Housing, If Any.	-----
a) Required :- { 20% Of S.no. 5 }	-----
b) Proposed	-----

CERTIFICATE OF AREA

Corroborate That The Plot Under Reference Was Surveyed By Me On _____ And The Dimensions Of Side, Etc. Of Plot Stated On Plot Are As Measured On Site And The Area So Measured Out Tallies With The Area Stated In Document Of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

ARCHITECT SIGN.

OWNER'S DECLARATION, NAME & SIGN.

We, the undersigned hereby confirm that the above stated plan has been approved by the competent authority and we would execute the structure as per approved plan. Also, we would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S. BEAMS & SHINE REALTIES PVT. LTD. THROUGH MR. AMIT LALWANI.

PROJECT :-

PROPOSED RESIDENTIAL PROJECT ON S.NO. 729/1A, FINAL PLOT NO. 389(P), PLOT NO. - 'A', AT GULTEKDI, PUNE

ARCHITECT :-



JAY AERAM & ASSOCIATES

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JOB NO.	DATE	NORTH	SCALE	DRAWN BY	CHECKED BY
804	11.10.2023		1:100	KISHOR	AR. JAY AERAM