

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER
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FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	46167.13
02	NON F.S.I.	-
	1) PARKING + SERVICES + OTHERS (BALCONY TOP TERRACE, REFUGE, ROW HOUSES),LIFT,(CLUB HOUSE)	40985.00
	2) INCLUSIVE HOUSING	5655.46
	TOTAL NON F.S.I	46640.46
	TOTAL F.S.I.AREA + TOTAL NON F.S.I	92807.59

F51 PERMISSIBLE (INCLUSIVE HOUSING)						
(SERVICE QUARTER 25% AREA AS PER RULE NO. 3.2 (B)-IV PROVIDED IN A&C WING)						
S.NO.	BUILDING/WING NAME	FLOOR	NET BLDG. AREA RESIDENTIAL SQ.M	BLDG. HT. METER	TENEME. NO.	
1	A	-	695.76	-	4	0
2	C	-	508.10	-	4	0
3	INCLUSIVE HSG. BUILDING	2B+C+12 FL.	4451.60	40.60	95	
	TOTAL		5655.46	0.00	99	

F51 PERMISSIBLE = 26242.85 (BASIC F51)

REQUIRED 20% AREA FOR INCLUSIVE HOUSING = 5648.57 SQ.M

PROPOSED AREA @ A&C & INCL. HSG. BUILDING = 5655.46 SQ.M

TOTAL WATER CALCULATION			
S.NO.	BUILDING/ WING NAME	OVER HEAD WATER TANK	UNDER GROUND WATER TAN
1	WING A	29050	206075
2	WING B	83050	287075
3	WING C	93850	303275
4	COMMERCIAL -2	129490	355732
5	INCLUSIVE HSG. BUILDING	89125	296188
TOTAL		424565.00	1449345.00

TOTAL PARKING REQUIREMENT			
PARKING REQUIRED BY RULE	NOS. OF TENEMENT	CAR	SCOOTER
FOR COMMERCIAL			
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	REQUIRED FOR 100	2	6
	9238.56	185	554
FOR RESIDENTIAL (WING A,B,C)			
RESIDENTIAL 80 TO 150 SQ.M.	REQUIRED FOR 1	1	1
	190	190	190
FOR INCLUSIVE HOUSING			
RESIDENTIAL 40 TO 80 SQ.M.	REQUIRED FOR 2	1	2
	4	2	4
RESIDENTIAL BELOW 30 SQ.M.	REQUIRED FOR 0	0	0
	95	0	95
TOTAL REQUIRED FOR INCL.HSG.		2	99
TOTAL RESIDENTIAL - COMMERCIAL - INCL.HSG.		377	843
VISITORS PARKING 5%			
		19	42
TOTAL PARKING REQUIRED		396	885
TOTAL PARKING PROPOSED		396	885

OPEN SPACE AREA CALCULATION						
1	$\frac{1}{2}$	x	89.36	x	27.66	= 1235
2	$\frac{1}{2}$	x	89.35	x	29.805	= 1331
TOTAL						= 2567



TYPICAL BASEMENT 1, 2 AREA CALCULATION (INCLUSIVE HOUSING) (REFER INCLUSIVE HSG FLOOR PLAN SHEET FOR AREA TRIANGULATION)					
AREA OF BLOCK - A					
P.LINE AREA					
1				=	5.85
2	0.50	x	10.45	x	34.02
3	0.50	x	5.72	x	34.02
4	0.50	x	13.56	x	31.74
TOTAL AREA IN SQ.M.				=	496.10
TOTAL BASEMENT FLOORS HEIGHT = 5.80M.					
TOTAL BASEMENT EXCAVATION AREA IN CU.M.					
496.10	x	5.80		=	2877.37

TYPICAL BASEMENT 1, 2 & 3 AREA CALCULATION (WING A,B,C & COMMERCIAL 2)								
AREA OF FLOOR - X								
1	0.50	x	58.15	=	107.04	=	3110.5	
2	0.50	x	59.44	=	107.04	=	3181.2	
3	0.50	x	90.20	=	69.44	=	3131.7	
4	0.50	x	23.20	=	103.07	=	1195.6	
5	0.50	x	38.27	=	75.92	=	1452.7	
6	0.50	x	2.53	=	41.97	=	53.0	
TOTAL AREA IN SQ.M.							= 12124.99	
TOTAL BASEMENT FLOORS HEIGHT = 9.50M.								
TOTAL BASEMENT EXCAVATION AREA IN C.U.M.								
12124.99						x	9.50	= 11539.85



AREA STATEMENT		SQ.M
1	Area of Plot (Minimum area of a,b,c to be considered)	40600.00
a)	As per ownership document (71/2, CTS extract)	40600.00
b)	As per Triangulation of Demarcation	41424.66
c)	As per site	41424.66
2	Decisions for	
A)	Area Under 24.00 M. DP Road (A)	8933.98
B)	Area Under 36.00 M. DP Road (B)	762.80
C)	Any Reservation (C)	4277.15
Total (A+B+C)		13673.15
3	Balance Area of Plot (1-2)	27026.85
	Amenity Space	
a)	Required (Adjustment of 2(b) if any)	1351.34
b)	Balance Proposed	1351.53
5	Net Plot Area (3-4(b))	25675.32
6	Recreational Open Space (if applicable)	
a)	Required (10%)	2567.53
b)	Proposed	2567.54
7	Internal Road area	
8	Possible area (if applicable)	0.00
9	Build up area with reference to Basic F.S.I. as per front road width (Sr.No.5X1.10) (as per clause no 3.4.1(c)(25675.32X1.10)	29242.85
10	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI (50% of 40600)	20300.00
b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading	
a)	In-situ area against D.P. Road 2 (0x2) (2x2)+(A+B)	3206.88 X 2 = 1859.76
b)	In-situ area against any Reservation area 2 (2x2) (2x2)(C)	27 X 2 X 2 = 6554.54
c)	In-situ area against Amenity Space if provided 2 (x 0 x 2) (No. 4 (b))	1351.53X2=2703.06
d)	TDR Area (S.No. 11) X(1+0.1+0.1+0.1)	40600 X 1.4 = 56840.00 - 29649.36
e)	Total in-situ/TDR loading proposed (11 (a)+(b)+(c)+(d))	0.00
12	Additional FSI area Under Chapter No. 7	0.00
13	Total Entitlement of FSI in the proposal	
a)	[B+(10%+11(d)) or 12 whichever is applicable]	28242.85
b)	Additional FSI Area upto 80% for COMMERCIAL (3208.56 / 1.8 = 5132.53X0.80)	4106.03
c)	Amnity FSI Area upto 60% for Residential (73110.32 X 0.60=13866.19 Sqm)	13816.25
Total entitlement (a+b+c)		46167.13
	Maximum utilization limit of FSI (rounding potential)	
14	Permissible as per Road width (as per Regulation No. 81 or 82 or 83 or 84 as explained in para 3.4.1(c) 85.75%)	4.80
15	Total Build-up Area in proposal	0.00
	Proposed Build-up Area (as per P-Plan)	0.00
i)	Residential	36928.5
ii)	Commercial	9236.56
c)	Total (a+b)	46167.13
16	F.S.I Consumed (15/5) (Should not be more than serial No.14 above).	1.00
17	Area for Inclusive Housing if any	0.00
a)	Required (20 % of Sr. No.5)	5684.85
Proposed Area		6657.85



PLOT AREA UNDER 36 M. W. ROAD WIDENING						
S.NO. 45/3						
CTS NO.1983(F),1984,1985,1986,1987						
14	$\frac{1}{2}$	x	23.42	x	8.97	= 105.0

15	$\frac{1}{2}$	x	23.42	x	8.91	=	104.3
TOTAL						=	209.3
S.NO. 45/ 4							
CTS NO.1983(P)							
31	$\frac{1}{2}$	x	27.42	x	9.23	=	126.5
32	$\frac{1}{2}$	x	27.42	x	8.74	=	119.8
TOTAL						=	246.3

S.NO. 45/ 5					CTS NO.1983(P)	
44	$\frac{1}{2}$	x	33.633	x	9.04	= 152.0
45	$\frac{1}{2}$	x	33.633	x	9.20	= 154.0
TOTAL						306.0

PLOT AREA UNDER 24 M. W. ROAD WIDENING			
S.NO. 45/3			
CTS NO.1983(P),1984,1985,1986,1987			

10	$\frac{1}{2}$	x	75.804	x	10.77	=	460.2
11	$\frac{1}{2}$	x	75.804	x	11.22	=	425.2
TOTAL						=	833.4
S.NO. 45/ 4							
CTS NO.1983(P)							
27	$\frac{1}{2}$	x	90.663	x	12.97	=	587.5
28	$\frac{1}{2}$	x	90.663	x	14.05	=	636.1







TOTAL					=	1224.8
S.NO. 45/ 5CTS NO.1983(P)						
42	$\frac{1}{2}$	x	63.15	x	30.97	= 977.1
43	$\frac{1}{2}$	x	36.48	x	13.834	= 252.3
46	$\frac{1}{2}$	x	34.31	x	6.82	= 117.7
47	$\frac{1}{2}$	x	137.09	x	9.29	= 636.6

48	$\frac{1}{2}$	x	137.09	x	11.89	=	815.
49	$\frac{1}{2}$	x	89.02	x	11.80	=	529.
50	$\frac{1}{2}$	x	89.02	x	11.94	=	531.
51	$\frac{1}{2}$	x	126.56	x	11.97	=	757.
52	$\frac{1}{2}$	x	126.56	x	11.87	=	751.
53	$\frac{1}{2}$	x	100.82	x	11.92	=	600.

54	$\frac{1}{2}$	x	100.82	x	11.53	=	581.
TOTAL						=	6546
TOTAL DEDUCTION							
d1	$\frac{1}{2}$	x	21.55	x	4.81	=	69
d2	AS PER PLINE					=	3
TOTAL DEDUCTION						=	72
NET PLOT AREA							

6546.37 - 72.31	=	6474
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LEGEND :-

PLOT BOUNDARY IN BLACK	
PROPOSED CONSTRUCTION IN RED	
EXISTING STRUCTURE TO BE DEMOLISHED	
WATER LINE IN BLACK DOTTED	
DRAINAGE LINE IN RED DOTTED	
WASTE WATER LINE IN YELLOW	

PROJECT NAME & ADDRESS :-

PROPOSED RESIDENTIAL+COMMERCIAL PROJECT AT CTS NO. 1983(P),
1984 1985 1986 1987 S.NO. 45/3,45/4, & 45/5, VILLAGE, MUNDHWA PUNE

OWNER NAME :

M/S. REGENCY MAHAVIR ASSOCIATE THROUGH
MR. ROHIT GHANSHYAM GUPTA

ARCHITECT :-

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DWG.NO	DATE	SCALE	DEALT BY	REVISION	NORTH
	20/03/2024	1:1000	SWAPNALI	RV-00	N
PATH:- Z:\ALL PROJECTS\MUNDHWA 45\SUBMISSION\WORKING\SUBMISSION					