

AREA STATEMENT (F.S.I.+NON F.S.I.)

	F.S.I. AREA		NON F.S.I. AREA		TOTAL CONSTRUCTION
	F.S.I.	OTHER	REFUGE AREA	LIFT	
WING - A+B	12456.78	---	66.96	11.50	12535.24
U.G.WATER TANK	---	100.00	---	---	100.00
O.H.TANK	---	80.00	---	---	80.00
PUMP ROOM	---	9.00	---	---	9.00
D.G. SET	---	25.00	---	---	25.00
OWC Area	---	45.00	---	---	45.00
STP Area	---	50.00	---	---	50.00
TRANSFORMER ROOM	---	40.00	---	---	40.00
GROUND PARKING	---	1375.89	---	---	1375.89
BASEMENT PARKING	---	2244.85	---	---	2244.85
SECURITY CABIN	---	4.00	---	---	4.00
STAIRCASE CAP	---	31.50	---	---	31.50
PODIUM AT 1ST FLOOR	---	268.97	---	---	268.97
F.S.I TOTAL	12456.78	4274.21	66.96	11.50	16809.45
TOTAL FSI+NON FSI	12456.78		4352.67		16809.45

REQUIRED PARKING TABLE AS PER RULE

ONE PARKING SPACE FOR EVERY	REQUIRED PARKING		
	CAR	SCOOTER	VISITOR
2 Ten. Having Carpet Area 40 TO 80 sq.m.	1	2	5%
1 Ten. Having Carpet Area 80 TO 150 sq.m.	1	1	5%

PARKING AREA CALCULATIONS

WING	TENEMENTS	TOTAL TENOS.	REQUIRED PARKING		
			CAR	SCOOTER	
	2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	54	27	54	
	1 Ten. Having Carpet Area Up To 80 To 150 Sq.m.	72	72	72	
VISITOR 5%			05	07	
TOTAL REQUIRED PARKING			126	104	133
TOTAL PROVIDED PARKING			123	135	

REQUIRED AREA: $(66 \times 10.35) + (57 \times 12.50) + (135 \times 2.0) = 883.10 + 712.50 + 270.00 = 1435.35 \text{ SQ.M.}$

PROVIDED PARKING AREA AT PARKING FLOOR: $(COV. \text{ PARKING FLOOR AREA}) = 3620.74 \text{ SQ.M.}$

PROPOSED BUILDING (SQ.M.)

BUILDING	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.	TOTAL	TEN.NO
(1)	(2)	(3)		
	GROUND	9.00	9.00	--
	1ST	1458.11	1458.11	14
	2ND	1371.42	1371.42	14
	3RD	1371.42	1371.42	14
	4TH	1367.38	1367.38	14
	5TH	1375.89	1375.89	14
	6TH	1375.89	1375.89	14
	7TH	1375.89	1375.89	14
	8TH	1375.89	1375.89	14
	9TH	1375.89	1375.89	14
	TOTAL	12456.78	12456.78	126

PROFORMA - I

PROPOSED LAY-OUT OF BUILDING ON S.NO. 291 H.NO.1 AT LOHEGAON TAL-HAVELI, DIST-PUNE.

SHEET NO. 1/1

PLAN PREVIOUSLY APPROVED UNDER...

1) ORIGINAL SANCTIONED NO.PRH/NASR/109/2013 dt.6/6/2014
2) REVALIDATION C.C. NO.2407 DT.27/12/2023

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This is an accompaniment to this office letter No. DPO/0584/09/.....date: 7/06/2024

Executive Engineer
B.P.D.P. Zone-I) P.M.C

PUNJ MUNICIPAL CORPORATION
TOWN PLANNING ENGINEER

AREA STATEMENTS SQ.M.

Sl. No.	Description	SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)	4100.00
a)	As per ownership document (7/12, CTS extract)	4100.00
b)	As per measurement sheet	4288.00
c)	As per site	4288.00
2.	Deductions for	
a)	Proposed D.P. Road (3.00m wide Differed Area)	---
b)	12.00 m wide Differed Area (Total a+b)	---
3.	Balance area of plot (1-2)	4100.00
4.	Amenity space (if applicable)	
a)	Required	615.00
b)	Adjustment of 2(b), if any	---
c)	Balance proposed (INCL 12.00 W. PROP. DIFFERED DEVELOPMENT)	---
5.	Net plot area (3-4(c))	3485.00
6.	Recreational Open space (if applicable)	
a)	Required (10%)	---
b)	Proposed	---
7.	Internal road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to basic F.S.I. as per front road width (sr.no. 5x basic F.S.I. 1.1)	3833.50
10.	Addition of F.S.I. on payment of premium	
a)	Maximum permissible premium F.S.I.-Based on road width/TDR zone	1742.50
b)	Proposed F.S.I. on payment of premium	1742.50
11.	In-situ FSI/TDR loading	
a)	In-situ area against D.P. road [2.0xsr.no.2(c)], if any	---
b)	In-situ area against Amenity space if handed over [2.0 OR 1.85 xsr.no.4(b)and/or(c)]	1230.00
c)	TDR area (3485.00x0.65=2285.25-1230.00)	1035.25
d)	Total in-situ/TDR loading proposed	2265.25
12.	Additional FSI area under chapter no.7	
13.	Total entitlement of FSI in the proposal	
a)	$[9+10(b)+11(a) + 12 \text{ whichever is applicable}]$	7841.25
b)	Ancillary area FSI upto 60% or 80% with payment of charges	4704.75
c)	Total entitlement (a+b)	12546.00
14.	Maximum utilization limit of F.S.I. (building potential)/Permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.4 as applicable)x1.8 or 1.8	12546.00
15.	Total Built-up Area in proposal (excluding area at sr.no.17b)	
a)	Existing Built-up Area	---
b)	Proposed Ancillary F.S.I.	4615.53
c)	Proposed Regular F.S.I.	7841.25
d)	Proposed Built-up Area (as per p-line)	12456.78
16.	F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	0.992
17.	Area For Inclusive Housing, if any	
a)	Required (20% of sr.no.9)	---
b)	Proposed	---



PLOT AREA CALC. AS PER D.C.

NET AREA OF PLOT
 1. $0.5 \times 92.655 \times 46.279 = 2144.00 \text{ SQ.M.}$
 2. $0.5 \times 92.655 \times 46.279 = 2144.00 \text{ ---}$
 TOTAL AREA = 4288.00 SQ.M.

AREA CALC. OF AMENITY SPACE-01

NET AREA
 1. $0.5 \times 52.422 \times 6.547 = 171.60 \text{ SQ.M.}$
 2. $0.5 \times 52.422 \times 6.547 = 171.60 \text{ SQ.M.}$
 TOTAL AREA = 343.20 SQ.M.

AREA CALC. OF REMAINING AMENITY SPACE

NET AREA
 3. $0.5 \times 25.641 \times 10.60 = 135.90 \text{ SQ.M.}$
 4. $0.5 \times 25.641 \times 10.60 = 135.90 \text{ ---}$
 TOTAL AREA = 271.80 SQ.M.
 TOTAL AMENITY SPACE = 615.00 SQ.M. (343.20+271.20)

AREA CALC. OF DIFFERED AREA-01

NET AREA
 1. $0.5 \times 22.219 \times 10.10 = 112.20 \text{ SQ.M.}$
 2. $0.5 \times 22.219 \times 10.10 = 112.20 \text{ ---}$
 TOTAL AREA = 224.40 SQ.M.

AREA CALC. OF DIFFERED AREA-02

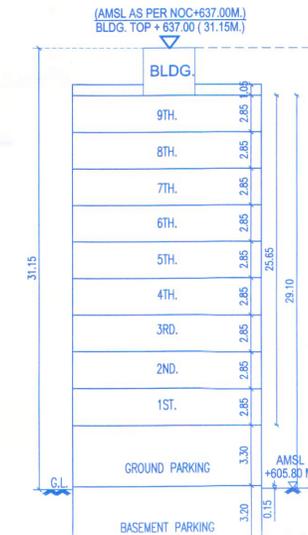
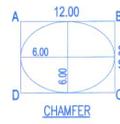
NET AREA
 1. $0.5 \times 25.641 \times 10.60 = 135.90 \text{ SQ.M.}$
 2. $0.5 \times 25.641 \times 10.60 = 135.90 \text{ ---}$
 TOTAL AREA = 271.80 SQ.M.

AREA CALC. OF DIFFERED AREA-03

NET AREA
 1. $0.5 \times 64.07 \times 2.997 = 96.00 \text{ SQ.M.}$
 2. $0.5 \times 64.07 \times 2.996 = 96.00 \text{ ---}$
 3. CHAMFER AREA = 7.72
 TOTAL AREA = 199.72 SQ.M.
 TOTAL DIFF. AREA (1+2+3) = 695.92 SQ.M. (224.40+271.80+199.72)

CHAMFER AREA CALC.:-

ROAD JUNCTION 12.00M & 12.00M
 NET AREA OF BLOCK "ABCD"
 $12.00 \times 12.00 = 144.00 \text{ SQ.M.}$
 DEDUCT CIRCLE AREA
 $3.142 \times 6.00 \times 6.00 = 113.11 \text{ ---}$
 AREA OF CHAMFER
 $1/4(144.00 - 113.11) = 7.72 \text{ SQ.M.}$



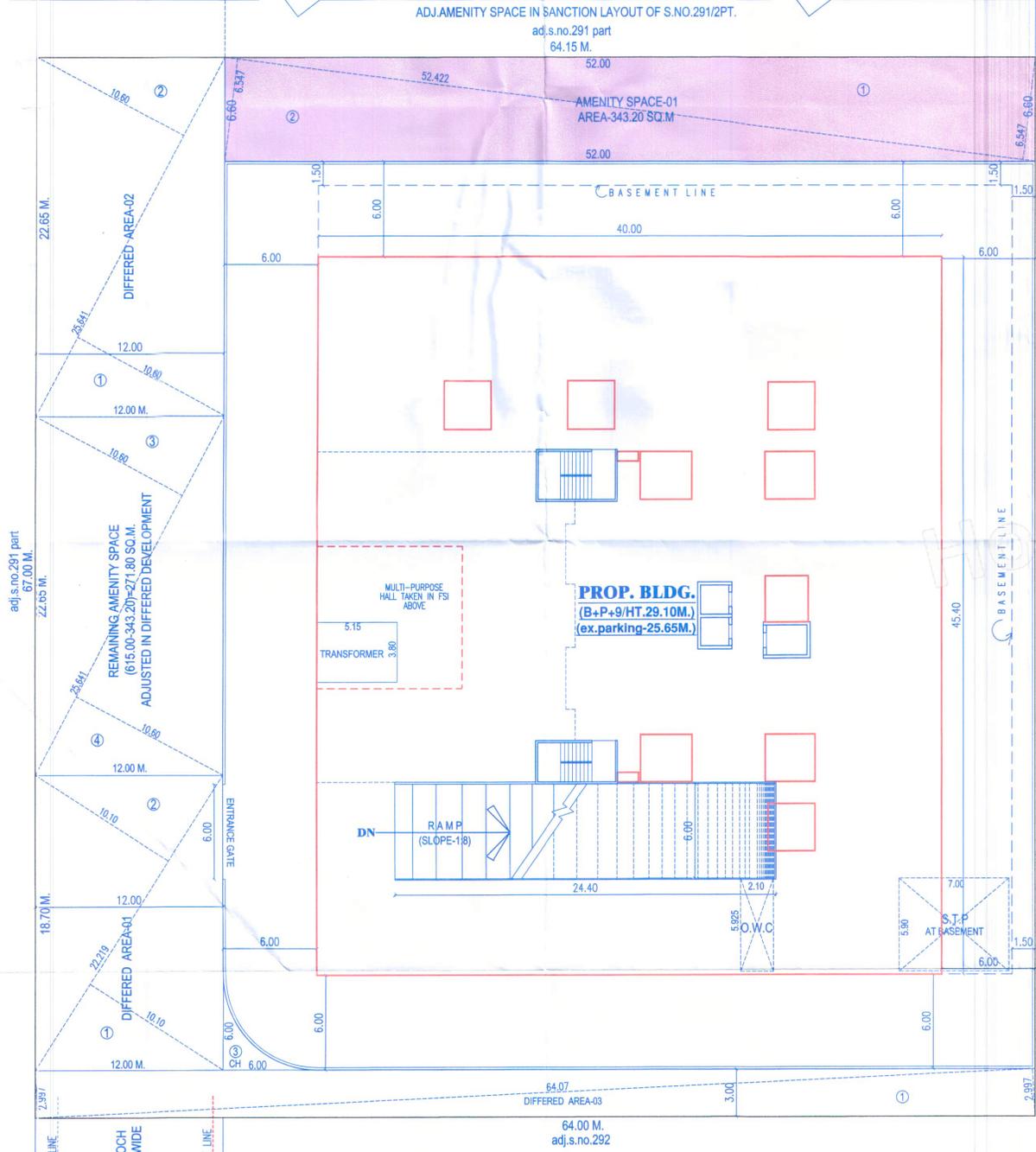
PROPOSED SITE



LOCATION PLAN

LAYOUT OF BUILDING

(SCALE:1:200)



Legend

Sl. No.	Description	Symbol	Thickness	Color	Depth	Width	Weight
1.	PLOT BOUNDARY	THK BLACK	D.	1.05X2.10	W.	1.50X1.20	
2.	PROPOSED WORK	THK RED	D1.	0.91X2.10	W1.	1.35X1.20	
3.	WATER LINE	DOTT. BLACK	D2.	0.75X2.10	W2.	1.20X1.20	
4.	DRAINAGE LINE	DOTT. RED	SD.	1.80X2.10	W3.	0.90X1.20	
5.	EXST. WORK RETAINED	BLUE HATCH			V.	0.60X0.90	
6.	ROAD WIDENING LINE	BLUE DOTTED					

Certificate Of Area

Certified that the plot under reference was surveyed by me on ----- and the dimensions of sides 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 Department/City Survey records.

(Name of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration:-

I/WE undersigned hereby confirm that I/WE would abide by plans approved by 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.

OWNER (S) NAME AND SIGNATURE

M/S CHOICE DEVELOPMENTS THRO'S PARTNERS SIGN OF OWNER
 Mr. ASHOK RAJENDRAPRASAD AGARWAL

Mr. SUNIL TILAKCHAND AGARWAL

L.ENGINEER

SOMNATH KERUR
 ARCH. CONSULTANT & ENGINEERS

OFFICE NO. 402 & 403, "HERAMB COMPLEX",
 S.No.42, Plot No. A-47, CTS NO. 228, Kasturba Housing Society, Bh. Saraswat Bank Alandi Road, Vishrantwadi, Pune-15
 Mobile.No.8380001590 & 8380001591
 EMAIL - somnathkerurandasso.90@gmail.com & skassociates.91@gmail.com

SIGN OF L. ENGINEER (L.NO.396/2024)

Job No.	Drng. No.	Scale	Drawn by	Checked by	Date
		1:200	NAVANATH	S.K.	06.07.2024