



**AREA STATEMENT**

1 : Area of plot (Minimum area of plot to be considered)	6,114.23
a) as per ownership document (7/12/05 extract)	6,114.23
b) as per Demarcation plot	---
c) as per site	---
2 : Deductions for	---
a) Road Widening Area	---
3 : Balance Area of Plot (1-2)	6,114.23
4 : Amenity Space	---
a) Required - (6,114.23/156 = 917.13)	917.13
b) Proposed - 917.13 (AS PER SANCTIONED SUBMISSION)	917.13
5 : Net Plot Area (3-4(C))	5,197.10
6 : Recreational Open Space	---
a) Required - (10%) 1600.00	---
b) Proposed - 1600.00 (AS PER SANCTIONED SUBMISSION)	---
7 : Internal Road Area	---
8 : Placable Area	5,197.10
9 : Built up area with reference to basic FSI as per front road width (Area 5.10) (5,197.10/10)	5,197.10
10 : Addition of FSI on Payment of Premium	---
a) Maximum Permissible Premium FSI-Based on road width/700 zone	---
b) Maximum Permissible Premium FSI (5,197.10/10+17.13)=614.23/50.50	---
11 : In-situ FSI/TDR Loading	---
a) In-situ area against D.P. road	---
b) In-situ area against Amenity Space if handed over	---
c) TDR area	---
d) Additional FSI area under (Green rating 4*) 7%	---
e) Total In-situ/TDR loading proposed (a+b+c+d)	---
12 : Additional Area Under Chapter 7	---
13 : Total entitlement FSI in the proposal	5,716.81
a) (9+10)+11(e) or 12 whichever is applicable.	---
b) Ancillary Area FSI upto 60% with Payment of charges. (5,716.81/60% = 9,528.02 Sq.m) PROPOSED- 3,367.32	3,367.32
c) Total entitlement (a+b)	9,084.13
14 : Maximum utilization limit of FSI (Building related) Permissible as per Road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1,225(1.6)	---
15 : Total built-up area in proposal.	9,084.13
a) Existing Built-up Area	---
b) Proposed Commercial Built-up Area	9,084.13
c) Proposed Residential Built-up Area	---
d) Proposed Mixed Built-up Area	---
e) (Total of a+b+c+d)	9,084.13
16 : FSI consumed (15g/9)	1.75
17 : Area of inclusive housing if any (Woods 20%)	1,143.36
a) Required (20% of a.no.3) (5,716.81/20)	1,143.36
b) Proposed -	1,164.42

**Plot Area Statement (AS PER SANCTIONED SUBMISSION AND AGREEMENT)**

1) AREA OF PLOT NO.3	3,608.96
2) OPEN SPACE AREA	800.00
3) AMENITY SPACE AREA	917.13
4) INTERNAL ROAD AREA	788.14
5) TOTAL PLOT AREA	6,114.23

**Plot Area Statement as per 7/12**

1) AREA OF PLOT NO.3	1167/74	4197.10
2) AMENITY SPACE AREA	1167/1	917.13
3) SANDEEP B. CHAVAN	117/1A	1000.00
4) TOTAL PLOT AREA		6,114.23

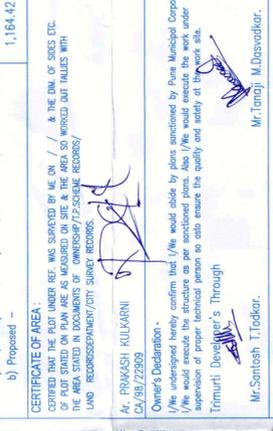
**Open Space Area Calculation**

1. 11.99 SQ.M	7.17
2. 11.99 SQ.M	7.17
3. 11.99 SQ.M	7.17
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29. 11.99 SQ.M	7.17
30. 11.99 SQ.M	7.17
31. 11.99 SQ.M	7.17
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35. 11.99 SQ.M	7.17
36. 11.99 SQ.M	7.17
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142. 11.99 SQ.M	7.17
143. 11.99 SQ.M	7.17
144. 11.99 SQ.M	7.17
145. 11.99 SQ.M	7.17
146. 11.99 SQ.M	7.17
147. 11.99 SQ.M	7.17
148. 11.99 SQ.M	7.17
149. 11.99 SQ.M	7.17
150. 11.99 SQ.M	7.17



**Plot Area Statement as per 7/12**

1) AREA OF PLOT NO.3	1167/74	4197.10
2) AMENITY SPACE AREA	1167/1	917.13
3) SANDEEP B. CHAVAN	117/1A	1000.00
4) TOTAL PLOT AREA		6,114.23



**Plot Area Statement as per 7/12**

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4) TOTAL PLOT AREA		6,114.23

**OWNER'S DECLARATION**

I/We the undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation and I/We would execute the work under the supervision of a professional person to ensure the quality and safety of the project.

Tirmur Devnagar's Through  
Mr. Santosh T. Dodkar.

Mr. Prakash Kulkarni  
CA/39/23959

**PROJECT**

PROPOSED LAYOUT OF RESIDENTIAL BUILDING ON  
S.NO. 116/7/1, 116/7/4 PLOT-3, 117/1A,  
AT-DHAYARI, TAL. HAVELI, PUNE.

ARCHITECT  
PRASHANTH KULKARNI  
ankur associates  
PUNE-411006 PHONE-2650808/2650809 FAX-202264762  
www.puneankurassociates.com

DATE 28/02/2024 SCALE 1:250 DWN BY Shabbir

**WATER STORAGE TANK CAP.**

NOS.	WINGS	U/G WATER TANK (fire)	U/G WATER TANK	U/G WATER TANK (fire)
1	A WING	4,000.00 UT.	6,000.00 UT.	---
2	B WING	7,000.00 UT.	10,000.00 UT.	20,000.00 UT.
3	C WING	11,000.00 UT.	16,000.00 UT.	---
4	D WING	1,000.00 UT.	---	---
5	WING A	46,000.00 UT.	20,000.00 UT.	75,000.00 UT.
6	WING B	68,000.00 UT.	30,000.00 UT.	98,000.00 UT.
7	WING C	80,000.00 UT.	1,02,500.00 UT.	1,82,500.00 UT.
8	TOTAL	---	---	---

**F.S.I. STATEMENT**

WING	FLOOR	RES. AREA	TEMA	SO. M.
WING - B (MHADA)	FIRST FL.	304.00	04	5,197.10
	SECOND FL.	361.98	05	5,716.81
	THIRD FL.	361.98	05	5,716.81
	FOURTH FL.	136.46	02	1,164.42
TOTAL				1164.42

**MHADA AREA STATEMENT**

1) AREA OF PLOT	5,197.10
2) PERMISSIBLE F.S.I. (5,197.10/1.0%)	5,716.81
3) REQUIRED MHADA (5,716.81/2.0%)	1,143.36
4) PROPOSED F.S.I.	1,164.42

**REQUIRED TREE**

PLOT AREA = 5,197.10 SQ.M  
REQUIRED NO. OF TREES = 5,197.10/80.00 = 65.00 NOS.

**PARKING AREA STATEMENT**

PARKING REQUIRED	TENS CAR	SCOOTER	AREA PROPOSED
A WING	4	5	---
B WING	9	5	---
C WING	82	81	---
D WING	16	16	---
WING A	108	108	---
WING B	168	168	---
WING C	208	208	---
TOTAL	417	417	---

**BASEMENT AREA STATEMENT**

AREA REQUIRED	U/G	U/G	AREA PROPOSED
103 NOS. X 12.50	---	---	1,287.50 SQ.M
138 NOS. X 2.00	---	---	2,760.00 SQ.M
TOTAL	---	---	4,047.50 SQ.M

**WING A STATEMENT**

BASE PARK+LW PARK+ UPP PARK+1 FL.	4.97	5
BASE PARK+LW PARK+ UPP PARK+6 FL.	4.97	9
BASE PARK+LW PARK+ UPP PARK+4TH FL.	4.97	88
TOTAL	9084.13	14.91

**WING B (REGUMHADA) STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING C (REGUMHADA) STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING A STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING B STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING C STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING A STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

**WING B STATEMENT**

BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+6 FL.	16.80 NOS.	16
BASEMENT PARK+LW PARK+ UPP PARK+4TH FL.	16.80 NOS.	16
TOTAL	50.40 NOS.	48

