

PREVIOUSLY & PROPOSED AREA FSI TABLE SQ.M.

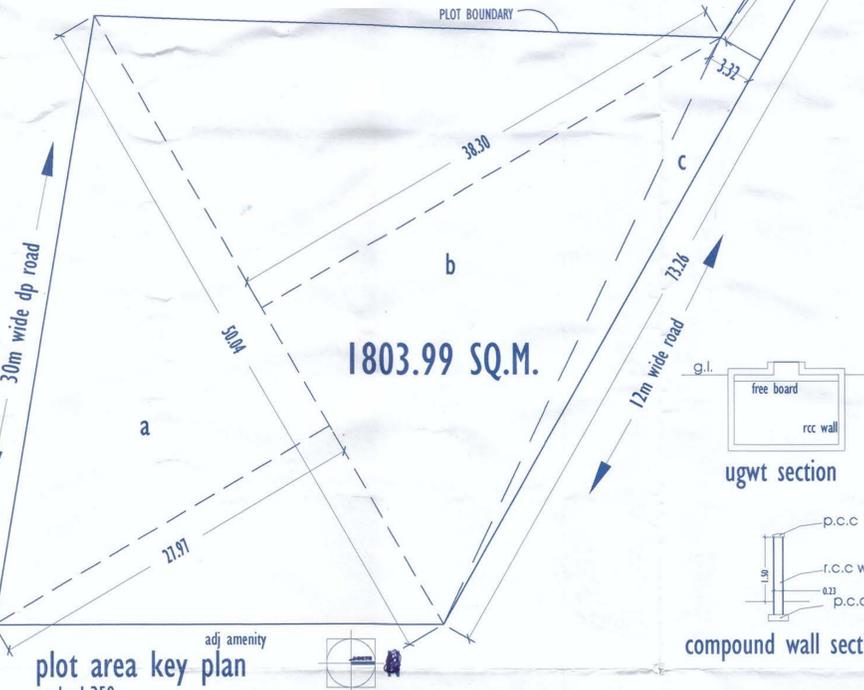
B/UP		COMMERCIAL		RESIDENTIAL		BALCONY	STAIRCASE	TERRACE	LIFT	LIFT, LESS M. RM.						
1	2	3	2+3=4	5	6	5+6=7	8	9	10	11	12	13	14	15	16	17
PREVIOUSLY SANCTIONED	PROPOSED	TOTAL	PREVIOUSLY SANCTIONED	PROPOSED	TOTAL	PREVIOUSLY	PROP.	PREVIOUSLY	PROP.	PREVIOUSLY	PROP.	PREVIOUSLY	PROP.	PREVIOUSLY	PROP.	---
TOTAL -A	538.18	772.15	1310.33	976.37	3945.99	4922.36	142.48	---	75.14+90.40=165.54	130.91	---	---	12.73	42.71	---	---

* TOTAL PREVIOUSLY COMM. + RESI. AREA
538.18 + 976.37 = 1514.55 SQ.M.
* TOTAL PROPOSED COMM. + RESI. AREA
772.15 + 3945.99 = 4718.14 SQ.M.

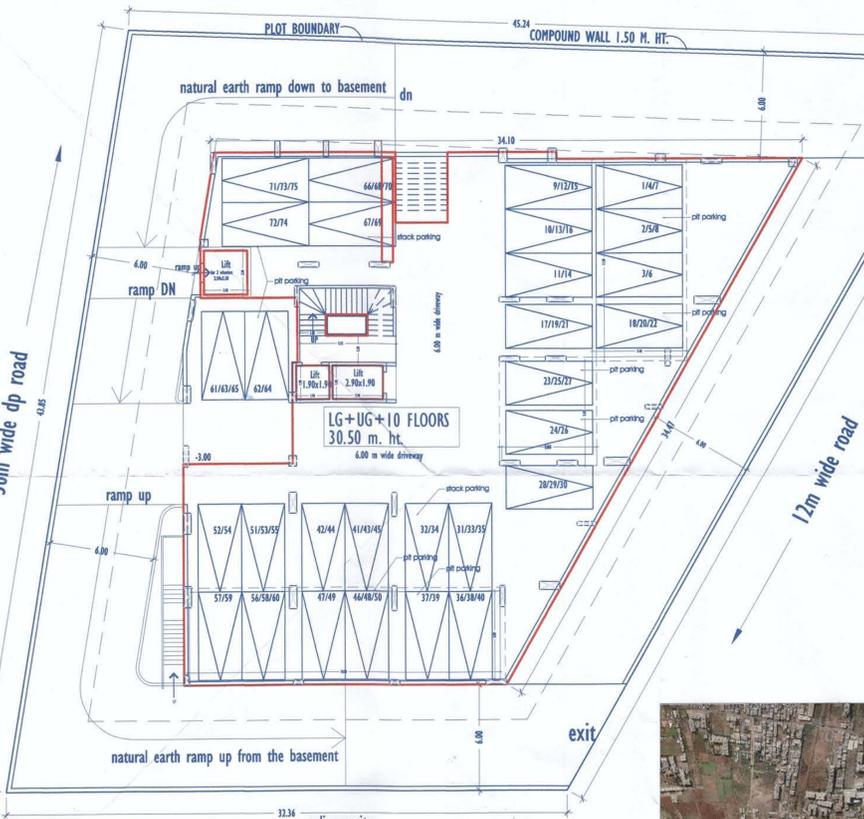
plot B area calculations

a	0.50	50.04	27.97	699.81
b	0.50	50.04	38.30	958.27
c	0.50	73.26	3.32	121.61
d	0.50	27.31	1.78	24.31
				1,803.99

PROPOSED PARKING AREA
CAR 75 NOS X 12.50 = 937.50 SQ.M.
SC 190 NOS X 2.00 = 380.00 SQ.M.
TOTAL = 1317.50 SQ.M.



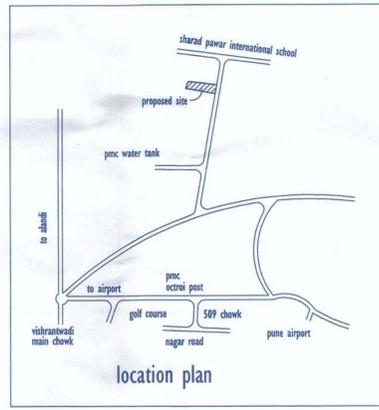
plot area key plan
scale 1:250



site plan
scale 1:200



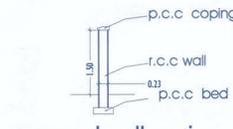
Google Location Plan scale n.s.



location plan



ugwt section



compound wall section

parking statement

commercial parking area statement	unit	car	scooter
carpet area	100.00	2.00	6.00
960.02	7.00	19.20	57.60
	say	20.00	58.00

residential parking area statement

rule	unit	car	scooter
for every 2 tenements with each having carpet area equal to or above 40 sqm but less than 80sqm	19.00	1.00	5.00
for every tenement having carpet area equal to or above 80 sqm but less than 150	29.00	1.00	3.00
total comm. + resi. required parking	29.00	1.00	3.00
5% visitors parking	3.00	1.00	10.00
total parking required	62.00	2.00	205.00
total parking proposed	75.00	2.00	205.00

sanitation requirement (public toilets for floating population)

floors	b/up area	area person	occupant load, table no.9E	50% male	50% female
ground	716.35	3.00	238.78	239	119.50
first	593.98	6.00	99.00	49.50	49.50
			total	169.00	169.00

by rule required

name	male	female	male	female
wc	1 wc for 50 persons	1 wc for 50 persons	4.00	4.00
urinals	2 urinals for 50 persons		7.00	

proposed

name	male	female
wc	1 wc for 50 persons	1 wc for 50 persons
urinals	2 urinals for 50 persons	

previous sanction area statement H bldg

floor	builtup comm.	resi.	perm.	balcony prop.	fire	staircase	terrace	lmr
basement					18.90	22.68		
ground	538.18				18.74	22.68		
first (parking)								
second		483.27	72.49	71.11	18.75	22.52	130.91	
third		477.48	71.62	71.36	18.75	22.52		
lift		15.63						42.71
total	538.18	976.37	144.11	142.48	75.14	90.40	130.91	42.71
total prop.	1,514.56							

water calculations

residential tenements	commercial occupants
48.00	338.00
5.00 persons /tenements	45.00 litres /head / day
240.00 no. of persons	15,210.00 litres
	47,610.00 litres
	say
	48,000.00 litres

drift capacity

type	shop no.	carpet	balcony	dry balcony	terrace	total
shop	1	71.14				71.14
shop	2	118.49				118.49
shop	3	68.85				68.85
shop	4	46.89				46.89
shop	5	141.64				141.64
shop	6	28.76				28.76
shop	7	73.81				73.81
total	549.58	0.00	0.00	0.00	0.00	549.58

BUILDING NO. 'H'
STAMP OF APPROVAL

2023 19-31/3/2023

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. SC/13594/22

Building Inspector: *[Signature]*
Deputy Engineer P.M.C. (B.P.D.P. Zone No.-1) P.M.C.

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
POONA

commercial + residential
lg+ug+10 floors

site plan, lower ground parking floor plan area calculations

PREVIOUS SANCTION NO.
CC/0913/2019 DATED : 24.07.2019

Revised prop. area statement H bldg	floor	comm.	builtup	resi.
lower ground parking				
upper ground shops		716.35		
first shops second (parking)			593.98	
third				617.06
fourth				617.06
fifth				617.06
sixth				617.06
seventh				617.06
eighth				602.94
ninth				617.06
tenth				617.06
total		1,310.33	4,922.36	
total prop.			6,232.69	

* TOTAL PROPOSED COMMERCIAL AREA
TOTAL PROP. AREA - PREVIOUSLY SANCTION AREA
1310.33 - 538.18 = 772.15 SQ.M. (PROP. AREA)

* TOTAL PROPOSED RESIDENTIAL AREA
TOTAL PROP. AREA - PREVIOUSLY SANCTION AREA
4,922.36 - 976.37 = 3,945.99 SQ.M. (PROP. AREA)

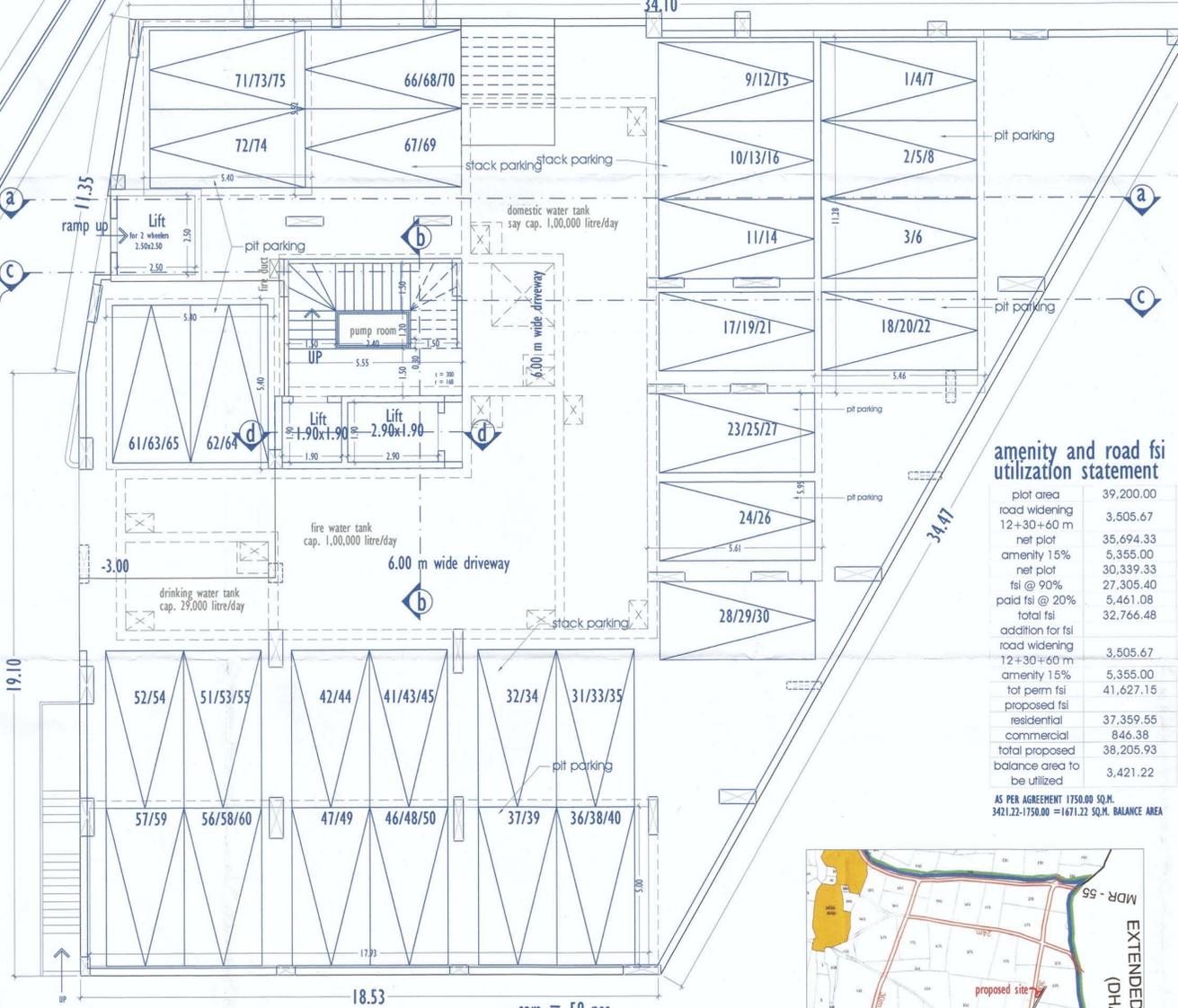
* TOTAL PROPOSED COMM. + RESI. AREA
TOTAL PROP. AREA - PREVIOUSLY SANCTION AREA
6232.69 - 1514.56 = 4718.13 SQ.M. (PROP. AREA)

* PROP. COMM. ANCILLARY AREA (80%)
1310.33 / 1.80 % = 727.96 SQ.M. - (A)

* PROP. RESI. ANCILLARY AREA (60%)
4922.36 / 1.40 % = 3077.43 SQ.M. - (B)

* TOTAL
TOTAL = 4923.89 SQ.M.

COMM. 1310.33 + RESI. 4923.89 = 6234.22 SQ.M.



lower ground parking floor plan
SCALE 1:100

amenity and road fsi utilization statement

plot area	road widening	net plot	amenity space 15%	net plot fsi @ 90%	paid fsi @ 20%	total fsi	addition for fsi road widening	amenity space 15%	total perm fsi	proposed fsi	residential	commercial	total proposed	balance area to be utilized
39,200.00	3,505.67	35,694.33	30,339.33	27,305.40	5,461.08	32,766.48	3,505.67	5,355.00	41,627.15	37,359.55	846.38	38,205.93	3,421.22	

AS PER AGREEMENT 1750.00 SQ.M.
3421.22-1750.00 = 1671.22 SQ.M. BALANCE AREA

area statement :

plot area as per 7/12	P.M.C.
1803.99	1803.99
plot area as per demarcation	1803.99
plot area as per pda	1803.99

1 area of the plot min considered 1803.99

2 dp road area

a: 12.00 m road area	0.00
b: 30.00 m road area	0.00
c: 60.00 m road area	0.00
total (a+b+c)	0.00

3 net area of the plot (1-2) 1803.99

4 a: open space 10% 0.00
b: amenity space 15% 0.00
c: road cut-de-sac area 0.00
d: m.s.e.b. transformer area 0.00
e: internal road 0.00
total (3-4b) 1803.99

5 balance area of the plot 1803.99

6 built-up area 1803.99

a: resi fsi & floor space perm 90% as per pnda 0.00

b: resi fsi & floor space perm 100% as per pnc 1803.99

c: add paid fsi 20% 0.00
d: add free fsi 20% 0.00
total area (a+b+c+d) 1803.99

7 as per dp road area 2-3 1750.00

a: under road area 12.00 m, 30.00 m, 60.00 m = 3421.22 sqm

b: amenity space 15% 0.00
c: fsi 140% = 2525.59

d: m.s.e.b. transformer area 0.00
e: basic fsi 1.10% 1984.39
g: fsi with premium 50% = 901.99

7h total 3805.39

comm. resi. 727.96 3077.43

7i total (727.96 + 3077.43 = 3805.39) 582.37 1846.46

7j ancillary fsi comm=80%, resi=60% (2428.83) 1310.33 4923.89

7k total = (7i + 7j) 3805.39 + 2428.83 = 6234.22

8 total permissible fsi (6+7a, b, c, d, e, f) 6234.22

9 proposed built-up area 6234.22

comm. resi. 1310.33 4922.36

total 6232.69

10 tenements permissible 250 t/h (4922.36) 123.05 48.00

11 parking:

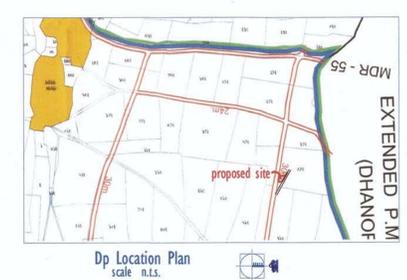
b: parking required by rule	cars	sc
62	205	
c: parking proposed	75	205

12 fire staircase 18.90

13 lift 12.73

14 refuge area 18.45

15 balance fsi 1.53



Dp Location Plan
scale n.s.

OWNER'S NAME: M/S. TULSI BUILCON

MR. TUKARAM GHOLAP

PROJECT: SURVEY NO : sm.284/15,284/2 & 284/3

PLOT NO : DESCRIPTION: REGULAR TRACK

ARCHITECT: PANISHRA ARCHITECTS AND PLANNERS

OWNERS SIGN: *[Signature]*

HISSA NO : CTS NO : VILLAGE : LOHEGAON

ARCHITECT'S SIGN: *[Signature]*

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	SHARON	

INWARD NO. : ADCR/5199/18

DATE : 31.03.2023

KEY NO. : SHEET NO. : 1 / 7