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	9381.01	---	43.49	17.76	9442.26
CLUB HOUSE	---	30.00	—	—	30.00
U G WATER TANK	---	105.00	—	—	105.00
O H TANK	---	78.00	—	—	78.00
D G SET	---	20.00	—	—	20.00
OWC Area	---	25.00	—	—	25.00
STP Area	---	30.00	—	—	30.00
TRANSFORMER ROOM	---	25.00	—	—	25.00
GROUND PARKING	---	939.14	—	—	939.14
(LB+UB) PARKING	---	3020.00	—	—	3020.00
SECURITY CABIN	---	3.00	—	—	3.00
STAIRCASE CAP	---	86.26	—	—	86.26
F.S.I TOTAL	9381.01	4361.40	43.49	17.76	13803.66
TOTAL FSI+NON FSI	9381.01	4422.65			13803.66

Required Parking Table As Per Rule-BLDG-B

One Parking Space For Every	Required Parking		
	Car	Scooter	Visitor
for every 10 beds	3	10	—

Parking Area Calculations

Tenements	Total Beds.Nos.	Required Parking	
		Car	Scooter
12 Beds	12	06	20
Total	12	06	20
Total Provided Parking		06	20
Required Area	(03X12.50)(03X10.35)+(20X2.0) = 37.50 + 31.05+40.00 = 188.55 SQ.M		
Provided Parking Area At Parking Floor	Cov. Parking Floor Area = 195.00 SQ.M.		

RESERVATION BUILDING(B) AREA STATEMENT

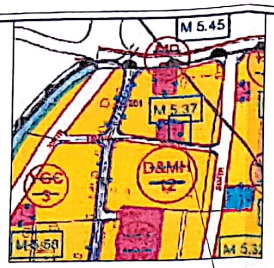
PLOT AREA -	1224.35 SQ.M.
PERMISSIBLE F.S.I- 1224.35X0.50X1.1	673.39 SQ.M.
PROPOSED F.S.I	673.39 SQ.M.

PROPOSED BUILDING (SQ.M.)

BUILDING	FLOOR NO.	TOTAL BUIL-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	
(1)	(2)	(3)	
		BUILDING	TOTAL
	PARKING	—	—
	1ST	168.70	168.70
	2ND	170.25	170.25
	3RD	167.22	167.22
	4TH	167.22	167.22
	TOTAL	673.39	673.39

PROPOSED BUILDING (SQ.M.)

BLDG.	FLOOR NO.	TOTAL BUIL-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE		
(1)	(2)	(3)		
		BUILDING	TOTAL	TEN.NO
	PARKING	28.70	28.70	---
	1ST	770.44	770.44	09
	2ND	407.33	407.33	04
	3RD	407.33	407.33	04
	4TH	407.33	407.33	04
	5TH	407.33	407.33	04
	6TH	407.33	407.33	04
	7TH	407.33	407.33	04
	8TH EXCLUDING AREA TAKEN IN FSI	331.47+ 23.04	354.51	03
	9TH	407.33	407.33	04
	10TH	407.33	407.33	04
	TOTAL	4412.29	4412.29	44



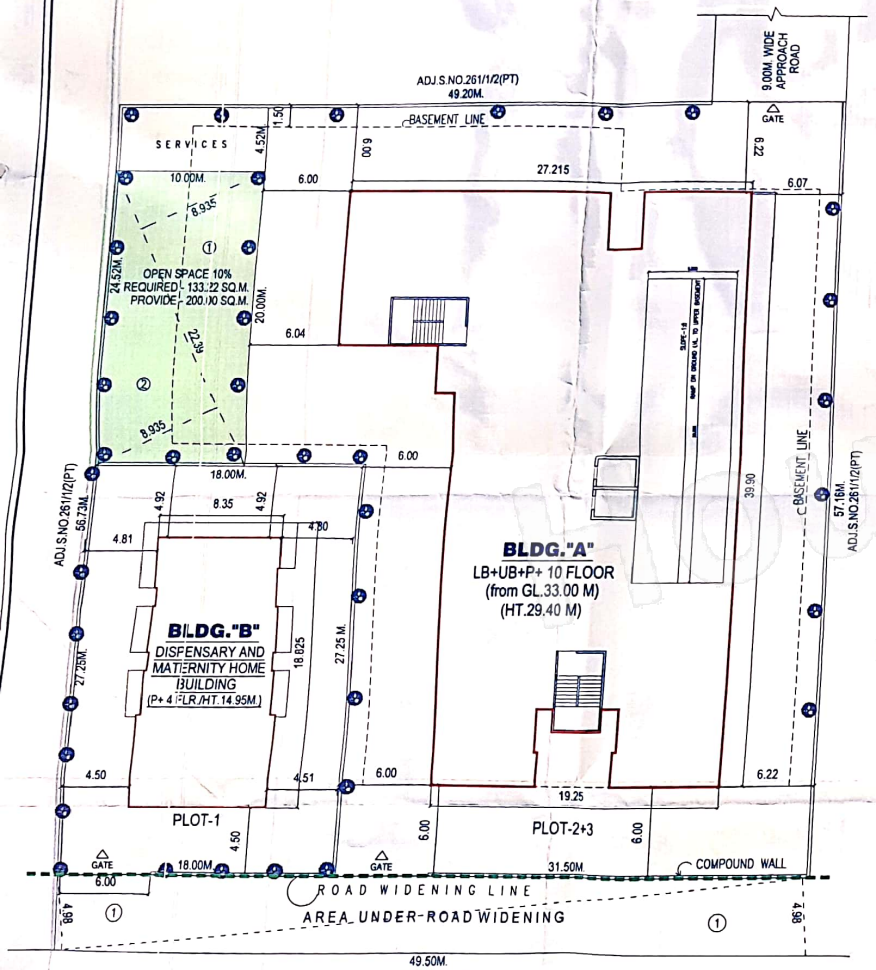
NORTH **LOCATION PLAN**

REQUIRED PARKING TABLE AS PER RULE-BLDG-A

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%

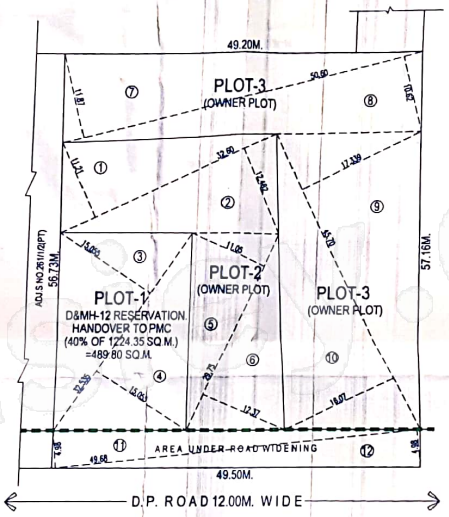
PARKING AREA CALCULATIONS

WING	TENEMENTS	TOTAL TEN.NOS.	REQUIRED PARKING	
			CAR	SCOOTER
	2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	60	30	60
	1 Ten. Having Carpet Area Up To 80 To 150 Sq.m.	29	29	29
	VISITOR 5%		03	05
TOTAL REQUIRED PARKING		89	62	94
TOTAL PROVIDED PARKING			94	100
REQUIRED AREA	(38X12.50)(55X10.35)+(100X2.0) = 487.50 +569.25+200 =1256.75 SQ.M.			
PROVIDED PARKING AREA AT PARKING FLOOR	(COV. PARKING FLOOR AREA) = 3790.44 SQ.M			



LAYOUT OF BUILDING (SCALE-1:200)

NORTH



PLAN SHOWING 40%D&MH-12 RESERVATION HANDOVER TO PMC & REMAINING PLOT

(SCALE-1:200)

PLOT AREA CALC.AS PER D.C.

NET AREA OF PLOT

1. 0.5X32.60 X 11.21 = 182.72 SQ.M.
2. 0.5X32.60 X 12.482 = 203.46 ---
3. 0.5X32.535 X 15.055 = 244.90 ---
4. 0.5X32.535 X 15.055 = 244.90 ---
5. 0.5X29.75 X 11.05 = 164.37 ---
6. 0.5X29.75 X 12.37 = 184.00 ---
7. 0.5X50.60 X 11.87 = 300.31 ---
8. 0.5X50.60 X 10.62 = 268.69 ---
9. 0.5X45.70 X 17.339 = 396.20 ---
10. 0.5X45.70 X 16.07 = 367.20 ---
11. 0.5X49.68 X 4.98 = 123.70 ---
12. 0.5X49.68 X 4.98 = 123.70 ---

TOTAL AREA OF PLOT =2804.15 SQ.M.

TOTAL AREA OF PLOT BY 7/12 2804.00 ——

AREA CALC.OF 12.00M.D.P.ROAD

NET AREA OF PLOT

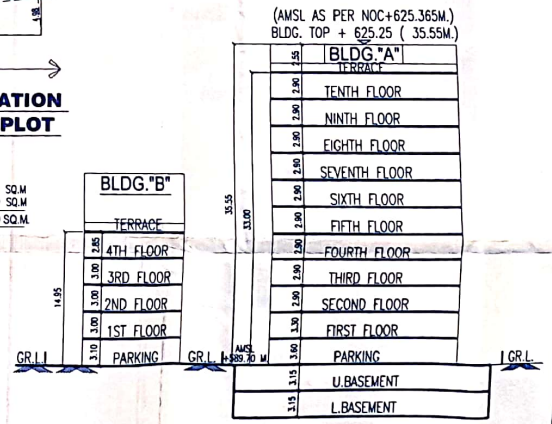
11. 0.5X49.68 X 4.98 = 123.70 ---
12. 0.5X49.68 X 4.98 = 123.70 ---

TOTAL AREA OF D.P ROAD= 247.40 SQ.M.

OPEN SPACE AREA CALC.

11.0.50 X 22.39 X 8.935 = 100.00 SQ.M
12.0.50 X 22.39 X 8.935 = 100.00 SQ.M

TOTAL OPEN SPACE AREA = 200.00 SQ.M.



SCHEMATIC SECTION

PROFORMA - I

SHEET NO. 1/1

PROP. RESI BLDG. PLOT NO .2+3, S.NO.261/1/2(PT) AT-LOHAGAON,PUNE

STAMP OF APPROVAL PLANS:-

PLAN PREVIOUSLY APPROVED VIDE C.C.NO.2122/23, DATED-23.11.2023
REVISED :-1

विकास योजना कार्यालय
मान्य नेआराफाइल क्र. 2485/25
वि.पी.बी./इनि क्र. 08 दिनांक-26/11/2024
कोषाधिकारी अधिपत्रित
विकास योजना व बांधकाम नियंत्रण (झो.क्र. 8)
पुणे महानगरपालिका

COLOUR XEROX

जमिन विकास निधी-2608.00 वा.पी. ऐवजापोटी
रक्कम रु. 2107.2271/- चलन क्र. 0908/0000308/23
दि. 31/11/2023 ------ने भरले आहेत.

AREA STATEMENTS		SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)	2804.00
	a) As per ownership document (7/12, CTS extract)	2804.00
	b) As per measurement sheet	2804.15
	c) As per site	2804.15
2.	Deductions for	
	a) Proposed D.P. Road	247.40
	b) Any D.P.Reservation area	----
	(Total a+b)	247.40
3.	Balance area of plot (1-2)	2556.60
4.	Amenity space (if applicable)	
	a) Required	----
	b) Adjustment of 2(b),if any	----
	c) Balance proposed	----
5.	Net plot area(3-4(c))	2556.60
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)	2812.26
10.	Addition of F.S.I. on payment of premium	-
	a) Maximum permissible premium F.S.I.-Based on road width/TDR zone	----
	b) Proposed F.S.I. on payment of premium	----
11.	In-situ FSI/TDR loading	----
	a) In-situ area against D.P. road [2.0xsr.no.2(a)],if any	----
	b) In-situ area against Amenity space if handed over {2.0 OR 1.85 xsr.no.4(b)and/or(c)}	----
	c) TDR area (2556.60X0.65=1661.79-494.80)	----
	d) Total in-situ/TDR loading proposed	----
12	Additional FSI area under chapter no.7	
13.	Total entitlement of FSI in the proposal	
	a) [9+10(b)+11(d) or 12 whichever is applicable	2812.26
	b) Ancillary area FSI upto 60% or 80% with payment of charges	1687.35
	c) Total entitlement (a+b)	4499.61
14.	Maximum utilization &mul. 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)x1.6 or 1.8|	9203.76
15.	Total Built-up Area in proposal (excluding area at sr.no.17b)	
	a) Existing Built-up Area	----
	b) Proposed Ancillary F.S.I.	1600.03
	c) Proposed Regular F.S.I.	2812.26
	d) Proposed Built-up Area (as per p-line)	4412.29
16.	F.S.I.Consumed(15/13)(should not be more than serial no.14 above)	0.980
17.	Area For Inclusive Housing,if any	
	a) Required (20% of sr.no.9)	----
	b) Proposed	----

M/S. SKYRISE BUILDCON LLP THRO'

1) Mr. SUNIL TICKCHAND AGARWAL

2) Mr. ANSHUL ASHOK GOYAL

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-somnathkerurandassa.90@gmail.com & skassociates.910@gmail.com

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

Job No.	Drg. No.	Scale	Drawn by	Checked by	Date
		1:200	NAVANATH	S.K.	16.12.2024

Scanned with OKEN Scanner