

F.S.I. STATEMENT IN SQ.M.

FLOOR	PROPOSED AREA AS PER P-LINE	LIFT AREA	TENEMENTS	PROPOSED FSI
	WING-A	WING-B	WING-C	WING-D
GROUND FLOOR	PARKING			
FIRST FLOOR	167.19	113.08	96.59	225.20
SECOND FLOOR	167.19	113.08	96.59	225.20
THIRD FLOOR	167.19	113.08	96.59	225.20
FOURTH FLOOR	167.19	113.08	96.59	225.20
FIFTH FLOOR	167.19	113.08	96.59	225.20
SIXTH FLOOR	-	-	-	225.20
SEVENTH FLOOR	-	-	-	225.20
TOTAL	835.95	565.40	482.95	1576.40
	3460.70			3460.70

Plot Area Calculation by Triangulation Method

1	6.66	X	16.06	X	0.50	=	53.48
2	6.57	X	16.06	X	0.50	=	52.76
3	7.10	X	25.53	X	0.50	=	90.63
4	7.22	X	25.53	X	0.50	=	92.16
5	9.50	X	82.16	X	0.50	=	390.26
6	10.00	X	82.16	X	0.50	=	410.80
7	9.71	X	42.73	X	0.50	=	207.45
8	10.17	X	42.73	X	0.50	=	217.28
TOTAL							1514.83

Area Under 9.00m Wide Road Calculation by Triangulation Method

1	9.53	X	0.75	X	0.50	=	3.57
2	9.53	X	0.75	X	0.50	=	3.57
TOTAL							7.14

FSI AND NON FSI STATEMENT

SR. NO.	DESCRIPTION	AREA IN SQ.M
A	F.S.I. AREA	3460.70
B	NON F.S.I. AREA	
1	TERRACE	602.06
2	RAMP	0.00
3	LIFT + LMR	25.00
4	TOTAL PARKING AREAS	407.05
5	O.H. WATER TANK	36.00
6	U.G. WATER TANK	32.00
C	TOTAL NON FSI	1102.11
	Total F.S.I. Area + Non F.S.I. Area = (A + C)	4562.81

STAMP OF APPROVAL 1/2

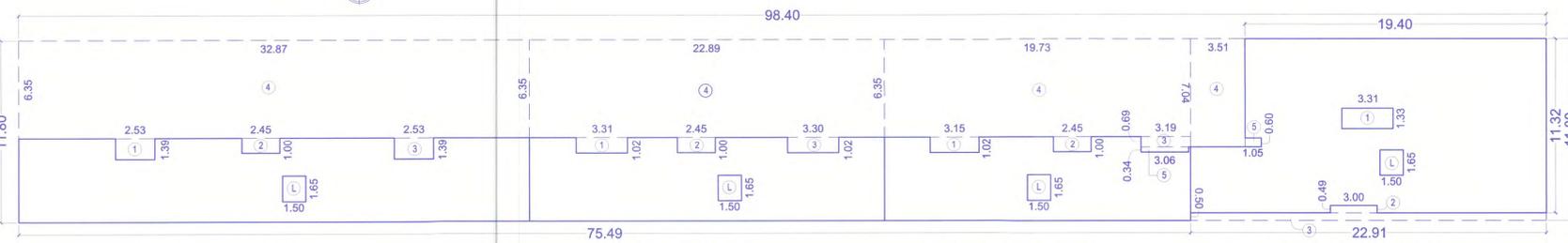
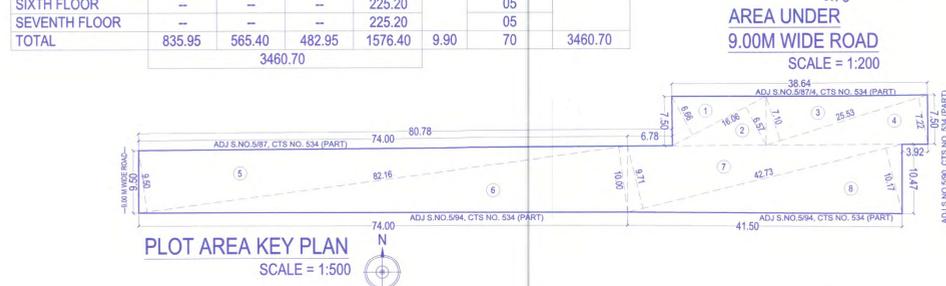
1ST SANCTION -
CC NO. - CC/0262/24 DATED - 23/04/2024

** Revised D. 24/3/2025*
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4208/24



Area Statement

Sl. No.	DESCRIPTION	SQ.M
1	Area of plot (Minimum area of a,b,c to be considered)	1417.00
a.	As per ownership document (7/12, CTS Extract)	1417.00
b.	As per triangulation method	1514.83
c.	As per gunthewari	--
2	Deductions for	
a.	Area under 9.00m wide road	7.14
b.	Any D.P. Reservation area	--
	Total (a + b)	7.14
3	Balance area of plot (1 - 2)	1409.86
4	Less 15% Amenity space area	--
a.	Required	--
b.	Proposed	--
5	Net plot area (3 - 4)	1409.86
6	Recreational Open space area (3 x 10% not less)	--
a.	Required	--
b.	Proposed	--
7	Add Internal Road Area	7.14
8	Plotable area	1417.00
9	Built up area with reference to Basic F.S.I. as per front road width (no.8 X 1.10)	1558.70
10	Addition of F.S.I.	--
a.	In-situ area against D.P. road [2.00 X sr.no. 2a]	--
b.	In-situ area against road widening [1.00 X sr.no. 2b]	--
c.	Premium FSI Area (0.50 X sr.no.1)	--



1ST TO 5TH FLOOR AREA KEY PLAN (WING-A) SCALE = 1:200

1ST TO 5TH FLOOR AREA CALCULATION (WING - A)

AREA OF BLOCK	
A	32.87 x 11.80 x 1 = 387.87
DEDUCTION	
1	2.53 x 1.39 x 1 = 3.52
2	2.45 x 1.00 x 1 = 2.45
3	2.53 x 1.39 x 1 = 3.52
4	32.87 x 6.35 x 1 = 208.72
L	1.50 x 1.65 x 1 = 2.47
TOTAL DEDUCTIONS AREA	= 220.68
TOTAL NET AREA = 387.87 - 220.68	= 167.19

1ST TO 5TH FLOOR AREA KEY PLAN (WING-B) SCALE = 1:200

1ST TO 5TH FLOOR AREA CALCULATION (WING - B)

AREA OF BLOCK	
A	22.89 x 11.80 x 1 = 270.10
DEDUCTION	
1	3.31 x 1.02 x 1 = 3.38
2	2.45 x 1.00 x 1 = 2.45
3	3.30 x 1.02 x 1 = 3.37
4	22.89 x 6.35 x 1 = 145.35
L	1.50 x 1.65 x 1 = 2.47
TOTAL DEDUCTIONS AREA	= 157.02
TOTAL NET AREA = 270.10 - 157.02	= 113.08

1ST TO 5TH FLOOR AREA KEY PLAN (WING-C) SCALE = 1:200

1ST TO 5TH FLOOR AREA CALCULATION (WING - C)

AREA OF BLOCK	
A	19.73 x 11.80 x 1 = 232.81
DEDUCTION	
1	3.15 x 1.02 x 1 = 3.21
2	2.45 x 1.00 x 1 = 2.45
3	3.19 x 0.69 x 1 = 2.20
4	19.73 x 6.35 x 1 = 125.29
L	1.50 x 1.65 x 1 = 2.47
TOTAL DEDUCTIONS AREA	= 136.22
TOTAL NET AREA = 232.81 - 136.22	= 96.59

1ST TO 7TH FLOOR AREA KEY PLAN (WING-D) SCALE = 1:200

1ST TO 7TH FLOOR AREA CALCULATION (WING - D)

AREA OF BLOCK	
A	22.91 x 11.80 x 1 = 270.34
DEDUCTION	
1	3.31 x 1.33 x 1 = 4.40
2	3.00 x 0.49 x 1 = 1.47
3	22.91 x 0.50 x 1 = 11.46
4	3.51 x 7.04 x 1 = 24.71
5	1.05 x 0.80 x 1 = 0.63
L	1.50 x 1.65 x 1 = 2.47
TOTAL DEDUCTIONS AREA	= 45.14
TOTAL NET AREA = 270.34 - 45.14	= 225.20

PARKING STATEMENT WING - A, B & C = (30 TENE.)

PARKING AS PER RULE	CAR	SCOOTER
FOR EVERY 2 TENEMENTS CARPET 00 TO 30 SQ.M.	00	02
FOR EVERY 2 TENEMENTS CARPET 40 TO 80 SQ.M.	01	02
PARKING PROVIDED		
20 TENEMENTS CARPET 00 TO 30 SQ.M.	00	20
10 TENEMENTS CARPET 40 TO 80 SQ.M.	05	10
VISITORS PARKING 5%	00	02
TOTAL PARKING REQ.	05	32
PROVIDED PARKING	05	32
PARKING AREA REQUIRED		
AREA REQUIRED	AREA IN SQ.M.	
CAR 05 NOS. X 12.5 SQ.M.	62.50	
SCOOTER 32 NOS. X 2.0 SQ.M.	64.00	
TOTAL	126.50	

PARKING STATEMENT WING - D = (40 TENE.)

PARKING AS PER RULE	CAR	SCOOTER
FOR EVERY 2 TENEMENTS CARPET 00 TO 30 SQ.M.	00	02
FOR EVERY 2 TENEMENTS CARPET 40 TO 80 SQ.M.	01	02
PARKING PROVIDED		
38 TENEMENTS CARPET 00 TO 30 SQ.M.	00	38
02 TENEMENTS CARPET 40 TO 80 SQ.M.	01	02
VISITORS PARKING 5%	00	02
TOTAL PARKING REQ.	01	42
PROVIDED PARKING	01	42
PARKING AREA REQUIRED		
AREA REQUIRED	AREA IN SQ.M.	
CAR 01 NO. X 12.5 SQ.M.	12.50	
SCOOTER 42 NOS. X 2.0 SQ.M.	84.00	
TOTAL	96.50	

CAL. FOR OVERHEAD WATER TANK (WING - A, B & C)

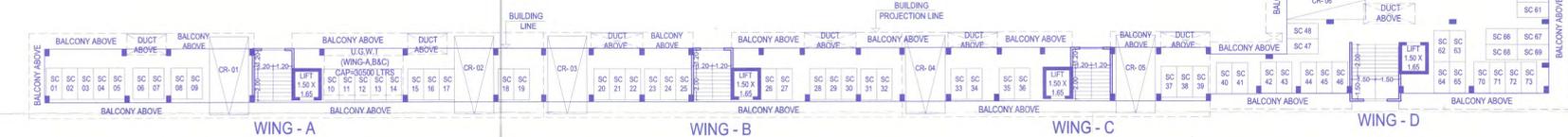
REQD. = 135 LIT. X NO. OF TENE X CAPACITY = 5 PERSONS/TENE. = 135 X 30 X 5 (RESIDENTIAL) = 20250 LTRS. FIRE FIGHTING = 30000 LTRS. TOTAL = 50250 LTRS. PROPOSED = 50400 LITRES

CAL. FOR OVERHEAD WATER TANK (WING - D)

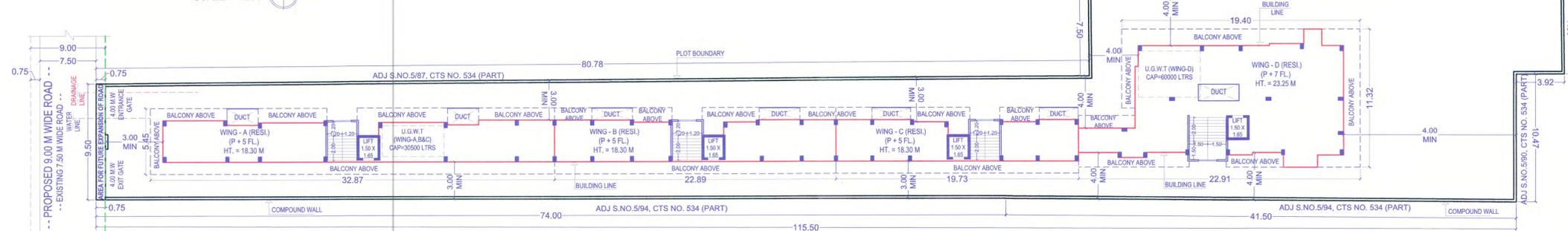
REQD. = 135 LIT. X NO. OF TENE X CAPACITY = 5 PERSONS/TENE. = 135 X 40 X 5 (RESIDENTIAL) = 27000 LTRS. ADD FIRE = 10000 LTRS. TOTAL REQD. = 37000 LTRS. PROPOSED = 40000 LITRES

CAL. FOR UNDERGROUND WATER TANK (WING - D)

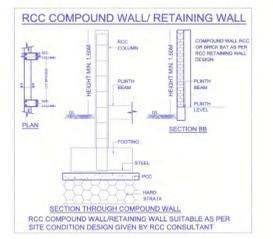
REQD. = 1.5 X CAP OF OHWT CAPACITY = 1.5 X 37000 = 55500 LTRS. PROPOSED = 60000 LITRES



GROUND / PARKING FLOOR PLAN SCALE = 1:200



LAYOUT PLAN SCALE = 1:200



BRIEF SPECIFICATIONS

DESCRIPTION	FOUNDATION	UPTO HARD STRATA
RCC FRAMED STRUCTURE	EXT. WALLS 150mm THK (BRK/BLOCK)	INT. WALLS 150/110 mm THK (BRK)
EXT. PLASTER - SAND FACED	INT. PLASTER - NEERU FINISHED	M.S. WINDOWS WITH GLASS SHUTTERS
GLAZED TILE DADO UP TO FULL HT. FOR TOILET, BATH, WC.	T.W. DOORS / FLUSH DOORS	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSION OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALKS WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORDS DEPTH / CITY SURVEY RECORDS.

OWNERS 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.

PROJECT
PROPOSED RESIDENTIAL BUILDING AT S.NO. 5/87 (P), 5/87/4, 5/88, 5/89, CTS NO. 534 (P) PASHAN, PUNE.

AR. SACHIN B. SOLANKI ARCHITECT'S SIGN.
AVS REALTY THROUGH MR. TANAJI NIMHAN & OTHERS OWNER / P.A.H. SIGN.

GROUP CONSULTANTS
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