F.S.I. STATEMENT

FLOOR	B.UPAREA	TENA.	LIFT AREA
FIRST FL.	691.87	06	
SECOND FL.	691.87	06	
THIRD FL.	691.87	06	
FOURTH FL.	691.87	06	3.42
FIFTH FL.	691.87	06	
SIXTH FL.	519.95	04	
SEVENTH FL.	522.10	04	
TOTAL	4501.40	38.00	3.42

PARKING AREA STATEMENT

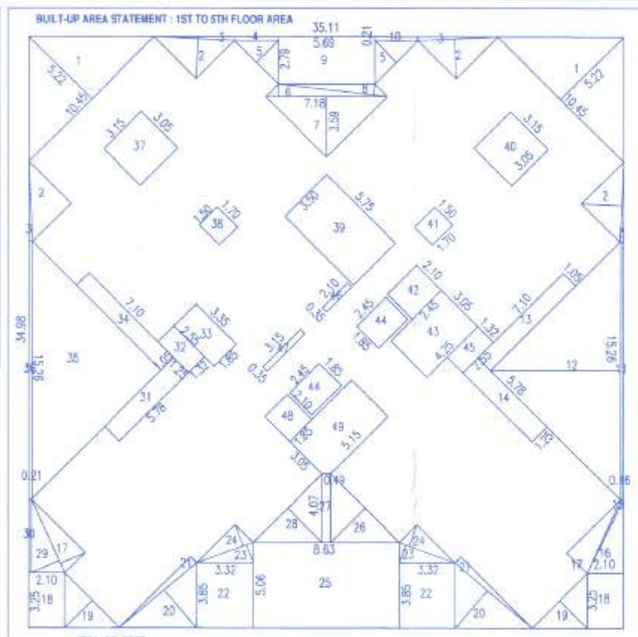
PARKING REQUIRED	CAR	SCOOTER
BELOW 40.00 SQ.M. 02 TENA.	04	---
40.00 TO 80.00 SQ.M. 02 TENA.	01	05
80.00 TO 150.00 SQ.M. 01 TENA.	01	03
ABOVE 150.00 SQ.M. 01 TENA.	02	03

PARKING PROVIDED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 24 TENA.	12	60
80.00 TO 150.00 SQ.M. 14 TENA.	14	42
TOTAL 38 TENA.	26	102
VISITORS SPE PARK.	01	05
TOTAL	27	107

PARKING AREA STATEMENT	AREA REQUIRED	AREA PROPOSED
CAR	27 NOS. X 12.50 SQ.M.	337.50 SQ.M.
SCOOTER	107 NOS. X 2.00 SQ.M.	214.00 SQ.M.
TOTAL		551.50 SQ.M.

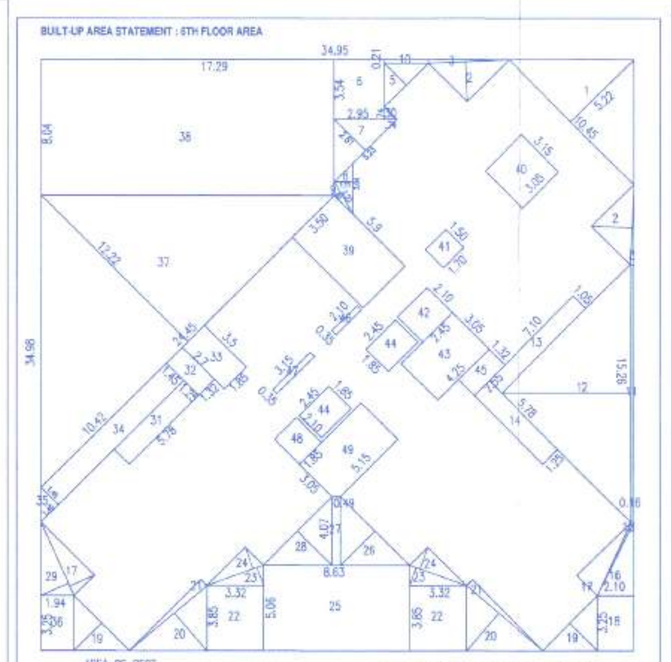
PARKING PROVIDED	CAR	SCOOTER
BASEMENT FL.	22	92
LOWER GROUND	19	30
UPPER GROUND	19	42
TOTAL	60	164

BUILT-UP AREA STATEMENT : 1ST TO 6TH FLOOR AREA



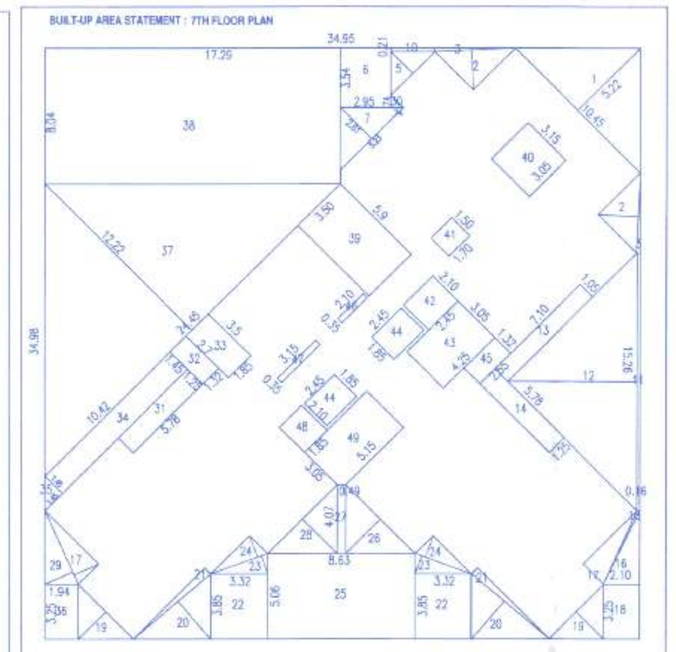
AREA OF RECT.
35.11 X 34.98 = 1228.15 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 2 = 54.55 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 22.37 SQ.M.
3. 0.50 X 4.74 X 0.21 X 4 = 1.99 SQ.M.
4. 2.56 X 0.21 X 1 = 0.54 SQ.M.
5. 0.50 X 3.65 X 1.82 X 2 = 6.64 SQ.M.
6. 0.50 X 7.18 X 0.74 X 1 = 2.66 SQ.M.
7. 0.50 X 7.18 X 3.59 X 1 = 12.89 SQ.M.
8. 0.50 X 6.48 X 0.65 X 1 = 2.11 SQ.M.
9. 5.66 X 2.79 X 1 = 15.88 SQ.M.
10. 2.58 X 0.21 X 1 = 0.54 SQ.M.
11. 0.16 X 15.26 X 1 = 2.44 SQ.M.
12. 0.50 X 15.26 X 7.65 X 1 = 58.37 SQ.M.
13. 7.10 X 1.05 X 1 = 7.46 SQ.M.
14. 1.25 X 5.78 X 1 = 7.23 SQ.M.
15. 0.50 X 4.83 X 0.14 X 1 = 0.34 SQ.M.
16. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
17. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
18. 2.10 X 3.25 X 2 = 13.65 SQ.M.
19. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
20. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
21. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
22. 3.32 X 3.85 X 2 = 25.56 SQ.M.
23. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
24. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
25. 8.63 X 5.06 X 1 = 43.67 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 SQ.M.
29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
30. 0.16 X 4.35 X 1 = 0.70 SQ.M.
31. 5.78 X 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.56 X 1 = 3.37 SQ.M.
33. 1.85 X 3.50 X 1 = 6.20 SQ.M.
34. 1.05 X 7.10 X 1 = 7.46 SQ.M.
35. 0.50 X 15.26 X 7.60 X 1 = 57.99 SQ.M.
36. 0.21 X 15.26 X 1 = 3.20 SQ.M.
37. 3.15 X 3.85 X 1 = 9.61 SQ.M.
38. 1.50 X 1.70 X 1 = 2.55 SQ.M.
39. 3.50 X 5.75 X 1 = 20.13 SQ.M.
40. 3.05 X 3.15 X 1 = 9.61 SQ.M.
41. 1.70 X 1.50 X 1 = 2.55 SQ.M.
42. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 9.07 SQ.M.
45. 2.55 X 1.32 X 1 = 3.37 SQ.M.
46. 2.10 X 0.35 X 1 = 0.74 SQ.M.
47. 3.15 X 0.35 X 1 = 1.10 SQ.M.
48. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 536.28 SQ.M.
NET AREA 1228.15–536.28 = 691.87 SQ.M.

BUILT-UP AREA STATEMENT : 8TH FLOOR AREA



AREA OF RECT.
34.95 X 34.98 = 1222.55 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 1 = 27.27 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 11.19 SQ.M.
3. 0.50 X 4.74 X 0.21 X 2 = 0.99 SQ.M.
4. 0.50 X 3.65 X 1.82 X 1 = 3.32 SQ.M.
5. 3.54 X 2.95 = 10.44 SQ.M.
6. 2.61 X 5.23 X 0.5 = 6.82 SQ.M.
7. 3.04 X 1.11 X 0.5 = 1.69 SQ.M.
8. 2.23 X 0.41 X 0.5 = 0.46 SQ.M.
9. 2.58 X 0.21 X 1 = 0.54 SQ.M.
10. 0.16 X 15.26 X 1 = 2.44 SQ.M.
11. 0.50 X 15.26 X 7.65 X 1 = 58.37 SQ.M.
12. 7.10 X 1.05 X 1 = 7.46 SQ.M.
13. 1.25 X 5.78 X 1 = 7.23 SQ.M.
14. 0.50 X 4.83 X 0.14 X 1 = 0.34 SQ.M.
15. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
16. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
17. 2.10 X 3.25 X 1 = 6.82 SQ.M.
18. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
19. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
20. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
21. 3.32 X 3.85 X 2 = 25.56 SQ.M.
22. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
23. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
24. 8.63 X 5.06 X 1 = 43.67 SQ.M.
25. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 SQ.M.
29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
30. 0.74 X 0.74 X 0.5 = 0.27 SQ.M.
31. 5.78 X 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.70 X 1 = 3.56 SQ.M.
33. 1.85 X 3.50 X 1 = 6.47 SQ.M.
34. 1.45 X 10.42 X 1 = 15.11 SQ.M.
35. 0.50 X 1.45 X 1.45 = 1.05 SQ.M.
36. 1.94 X 3.25 X 1 = 6.30 SQ.M.
37. 12.22 X 24.45 X 0.5 = 149.39 SQ.M.
38. 17.29 X 8.04 X 1 = 139.01 SQ.M.
39. 3.50 X 5.90 X 1 = 20.65 SQ.M.
40. 3.05 X 3.15 X 1 = 9.61 SQ.M.
41. 1.70 X 1.50 X 1 = 2.55 SQ.M.
42. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 9.07 SQ.M.
45. 2.55 X 1.32 X 1 = 3.37 SQ.M.
46. 2.10 X 0.35 X 1 = 0.74 SQ.M.
47. 3.15 X 0.35 X 1 = 1.10 SQ.M.
48. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 702.40 SQ.M.
NET AREA 1222.55 – 702.40 = 519.95 SQ.M.

BUILT-UP AREA STATEMENT : 7TH FLOOR PLAN



AREA OF RECT.
34.95 X 34.98 = 1222.55 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 1 = 27.27 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 11.19 SQ.M.
3. 0.50 X 4.74 X 0.21 X 2 = 0.99 SQ.M.
4. 0.50 X 3.65 X 1.82 X 1 = 3.32 SQ.M.
5. 3.54 X 2.95 = 10.44 SQ.M.
6. 2.61 X 5.23 X 0.5 = 6.82 SQ.M.
10. 2.58 X 0.21 X 1 = 0.54 SQ.M.
11. 0.16 X 15.26 X 1 = 2.44 SQ.M.
12. 0.50 X 15.26 X 7.65 X 1 = 58.37 SQ.M.
13. 7.10 X 1.05 X 1 = 7.46 SQ.M.
14. 1.25 X 5.78 X 1 = 7.23 SQ.M.
15. 0.50 X 4.83 X 0.14 X 1 = 0.34 SQ.M.
16. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
17. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
18. 2.10 X 3.25 X 1 = 6.82 SQ.M.
19. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
20. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
21. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
22. 3.32 X 3.85 X 2 = 25.56 SQ.M.
23. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
24. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
25. 8.63 X 5.06 X 1 = 43.67 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 SQ.M.
29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
30. 0.74 X 0.74 X 0.5 = 0.27 SQ.M.
31. 5.78 X 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.70 X 1 = 3.56 SQ.M.
33. 1.85 X 3.50 X 1 = 6.47 SQ.M.
34. 1.45 X 10.42 X 1 = 15.11 SQ.M.
35. 0.50 X 1.45 X 1.45 = 1.05 SQ.M.
36. 1.94 X 3.25 X 1 = 6.30 SQ.M.
37. 12.22 X 24.45 X 0.5 = 149.39 SQ.M.
38. 17.29 X 8.04 X 1 = 139.01 SQ.M.
39. 3.50 X 5.90 X 1 = 20.65 SQ.M.
40. 3.05 X 3.15 X 1 = 9.61 SQ.M.
41. 1.70 X 1.50 X 1 = 2.55 SQ.M.
42. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 9.07 SQ.M.
45. 2.55 X 1.32 X 1 = 3.37 SQ.M.
46. 2.10 X 0.35 X 1 = 0.74 SQ.M.
47. 3.15 X 0.35 X 1 = 1.10 SQ.M.
48. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 700.45 SQ.M.
NET AREA 1222.55 – 700.45 = 522.10 SQ.M.

LIFT AREA CALC.

LIFT AREA :
1.85 X 2.45=4.53 SQ.M.

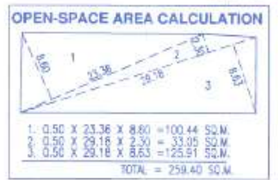
WATER STORAGE TANK CAP. CALCU.

WATER REQ. IN O/H. WATER TANK CAP.
FOR RESI.
38 TENA X 135 LIT X 5.0 = 25,650.00 LTS.
SAYS= 26,000.00 LTS.
FIRE =20,000.00 LTS.
U/G. WATER TANK CAP. = 26,000.00 Lts.x1.50
= 39,000.00 Lts.
FIRE = 50,000.00 LTS.

REFUGE AREA STATEMENT

STH FL.
REQUIRED REFUGE AREA –
UPPER FLAT 3 FLX 5 X0.3 = –SQ.M.
12 NOS. X 5 X0.3 = 18.00 SQ.M.
PRO. REFUGE AREA =
1. 2.02 X 2.04 = 4.12 SQ.M
2. 0.50 X 4.15 X 1.80 = 3.73 SQ.M
3. 0.50 X 4.15 X 3.03 =6.29 SQ.M.
4. 0.50 X 3.87 X 0.80 = 1.55 SQ.M.
5. 2.30 X 1.20 = 2.76 SQ.M.
TOTAL =18.45 SQ.M.

OPEN-SPACE AREA CALCULATION



1. 0.50 X 23.36 X 8.60 =100.44 SQ.M.
2. 0.50 X 29.18 X 8.60 = 125.91 SQ.M.
3. 0.50 X 29.18 X 8.60 = 125.91 SQ.M.
TOTAL = 259.40 SQ.M.

LOCATION PLAN

जायन विकास विभाग चौ.मी. क्षेत्रातील
स्थान क्र- 44/1,44/8 प्लॉन क्र.CE(SP)/1038/19
दि. 06/12/21 ने भरले आहेत.

SECTION AT A - A

D.P.LAYOUT 02/02

बांधकाम विकास विभाग झोन क्र.
मान्य लेआउट क्र. 26/2021
दिनांक 26/12/2022
सहायक अभियंता
बांधकाम विकास विभाग
झोन क्र. 3, पुणे महानगरपालिका

Certificate of Area

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P.SCHEME RECORDS/ LAND RECORDSDEPARTMENT/CITY SURVEY RECORDS.

K. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT

		SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered)		
a) as per ownership document (7/12,CTS extract)		2594.00
b) as per possession plot		---
c) as per site		---
2 : Deductions for		
a) Proposed D.P.Road widening Area/Service Road		---
b) Any D.P. Reservation area		---
(Total a+b)		---
3 : Balance Area of Plot (1–2)		2594.00
4 : Amenity Space		
a) Required–		
b) Proposed –		–
5 : Net Plot Area (3–4(C))		2594.00
6 : Recreational Open Space (play ground)		
a) Required –	259.40	
b) Proposed –	259.40	
7 : Internal Road Area		–
8 : Plotable Area		–
9 : built up area with reference to basic F.S.I as per front road width (sr.no.5x1.10)		2853.40
10 : Addition of FSI on payment of premium		
a) Maximum permissible premium FSI –based on road width/TOD Zone		---
b) Proposed FSI on payment of premium. (0.50)		---
11 : In–situ FSI / TDR loading		
a) In–situ area against D.P.road [2.0 xSr.No.2 (a)]if anyUDCPR–2020		---
b) In–situ area against Amenity Space if handed over [2.00 cr1.85 x Sr. No. 4 (b)and /or(c)].		---
c) TDR area (2594.00 X 0.40 =1037.60 SQ.M.)		---
d) Total In–situ/TDR loading proposed 11(c)+(b)+(c).)		---
12 : Additional F.S.I. area under chapter no. 7		---
13 : Total entitlement of FSI in the proposal		
a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		2853.40
b) Ancillary Area FSI upto 60% or 80% with Payment of charges. (60%)		1712.04
c) Total Entitlement (a+b)		4565.44
14 : Maximum Utilization limit of F.S.I.(building potential)Permissiable as per Road width (as per regulation no. 6.1or6.2or6.3or6.4 as applicable) x1.6 or 1.8 (2594.00X 2.25 X 1.60)		---
15 : total built–up area in proposal.		
a) Existing Built–up Area.		---
b) Proposed Built–up Area (as per "P–line")		4501.40
c) Total (a+b)		4501.40
16 : F.S.I consumed (15/13)(should not be more than serial no.14above)		0.99
17 : area of inclusive housing if any		
a) Required (20%of sr.no.5)		---
b) Proposed –		---

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE
0.15M THK BLOCK WALL & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING
T.W.DOORS & M.S.WINDOWS.

ARCHITECT
A. PRAKASH KULKARNI
CA/98/22909

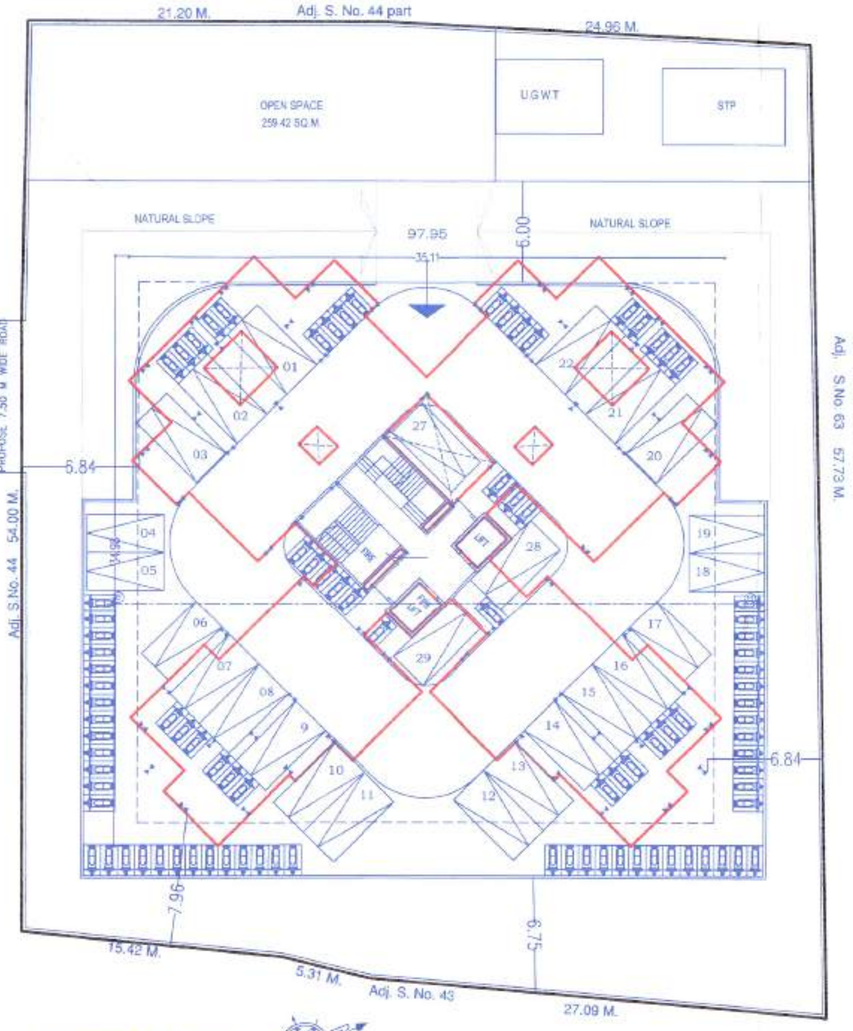
OWNER (P.A.H.)
MR. VINAY V. MIRKUTE
Mrs. JAYSHREE V. MIRKUTE
MR. PRAVIN BADHEKAR (PAH)

PROJECT
PROJECT : PROPOSED RESIDENTIAL BUILDING ON, S.NO. 44/1 & 44/8+9(P),BAVDHAN (KH),PUNE.

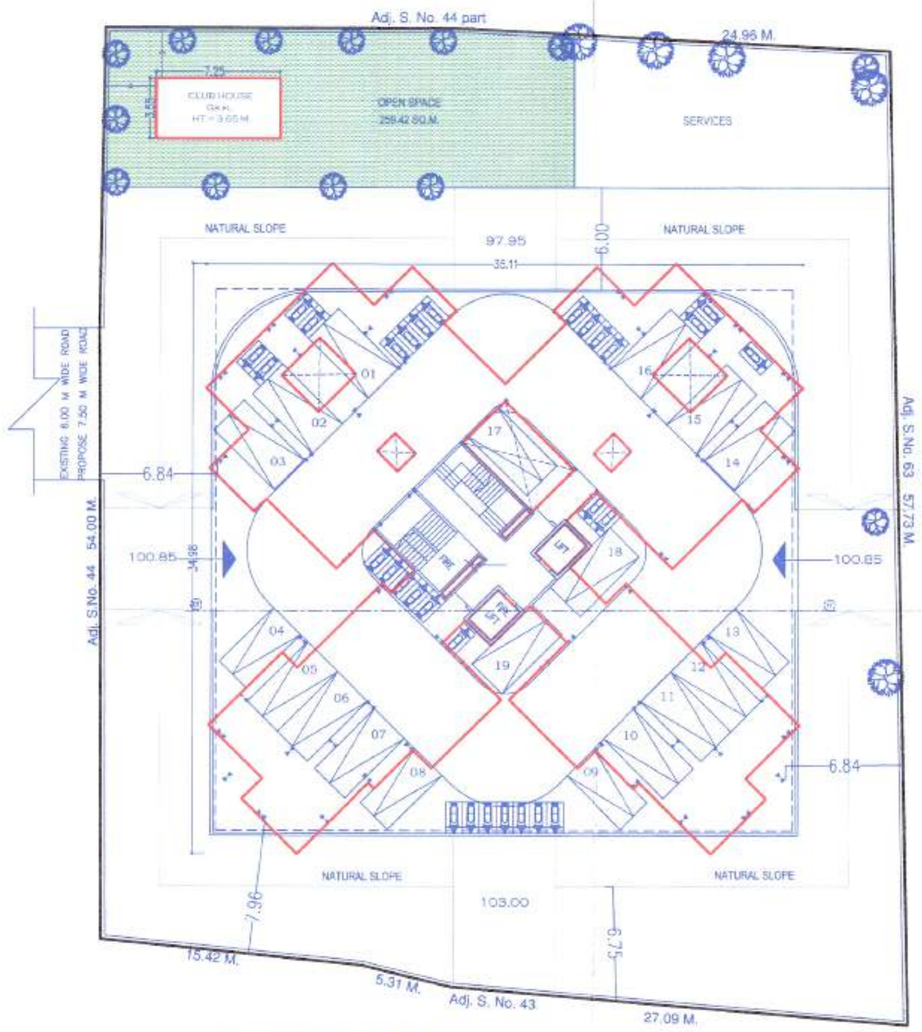
ARCHITECT
P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
SONALAKA, OFF NO.–101, 1ST FL., CTS NO.–1187/18, GHOLE ROAD, SHIVAJINAGAR, PUNE–411 005. PHONE : 020-66042800/-01/-02
E-MAIL : ankurarch@ankurassociates.in

DATE	SCALE	DRN BY	
08.12.2021	1 : 250	SONALI	1383/18

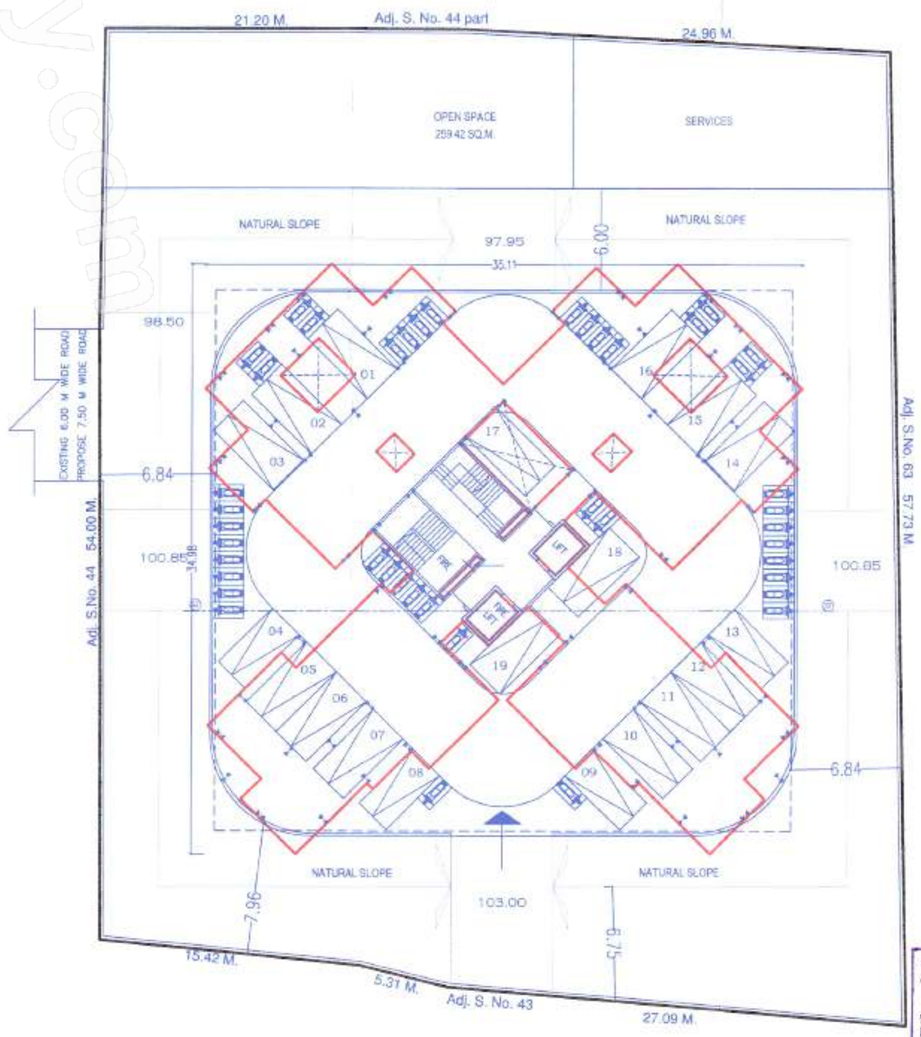
F:\Sonali\Pravin BADHEKAR\BAVDHAN\07.01.2022\07.01.2022.dwg



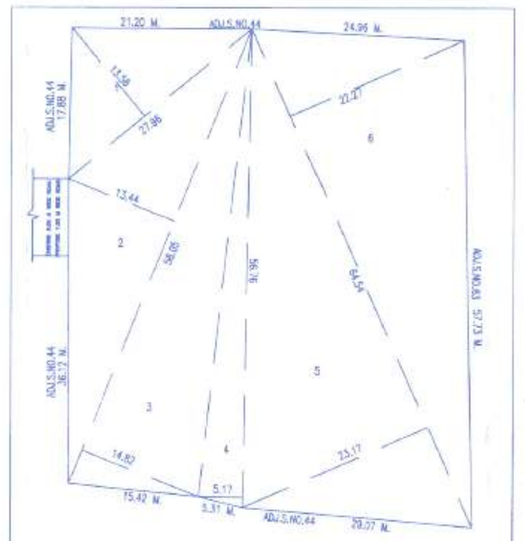
BASEMENT FLOOR PLAN
CARS - 22
SCOOTER - 92



LOWER GROUND FLOOR PLAN
CARS - 19
SCOOTER - 30



UPPER GROUND FLOOR PLAN
CARS - 19
SCOOTER - 42



PLOT AREA CALCULATION

1. 0.50 X 27.96 X 13.55 = 189.57 SQ.M.
2. 0.50 X 58.05 X 13.44 = 390.10 SQ.M.
3. 0.50 X 58.05 X 14.82 = 430.15 SQ.M.
4. 0.50 X 56.76 X 5.17 = 146.72 SQ.M.
5. 0.50 X 64.54 X 23.17 = 747.74 SQ.M.
6. 0.50 X 64.54 X 22.27 = 718.41 SQ.M.
TOTAL = 2622.69 SQ.M.

Note : No sale or lease of a plot in the layout will be reconsidered and no building permission in any circumstances will be given unless the selection of the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a continuous flow of the water drainage system or other services of the development of adjacent lands, the owner reserves the right to permit access and extension of the internal roads & services through this layout under layout/sub-division.