

PARKING AREA STATEMENT Wing A1							
TYPE	B/UP AREA /FSI(M2)	TENAMENT		CAR (NOS)		SCOOTERS	
		UNIT	PROPOSED	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	79	1	40	5	198
RESIDENTIAL	80-150	1	1	1	1	3	3
RESIDENTIAL	150	1	0	2	0	3	0
Total Parking		0	80	0	41	0	201
Visitor Parking	5%	0	0	0	2	0	10
TOTAL REQD.	-	-	-	-	43	-	211
TOTAL PROPOSED	-	-	-	-	76	-	263
AREA					12.50		2.00
TOTAL AREA Sq.M					950		526

WATER AREA CALCULATION FOR Wing 'A1'			
AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675.00	lts/day
NO OF FLATS IN BLDG.	=	80.00	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	54000.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	20000.00	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	74000.00	lts/day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	81000.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	75000.00	lts/day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	156000.00	lts/day

PROPOSED P-LINE AREA FOR WING A1		
FLOORS NAME	Proposed Resi. as per P-Line Area	Tenement No.
STILT - 02	64.39	0.00
FIRST FLOOR	485.10	5
SECOND FLOOR	514.52	6
THIRD FLOOR	514.52	6
FOURTH FLOOR	514.52	6
FIFTH FLOOR	514.52	6
SIXTH FLOOR	514.52	6
SEVENTH FLOOR	446.19	5
EIGHTH FLOOR	514.52	6
NINTH FLOOR	514.52	6
TENTH FLOOR	514.52	6
ELEVENTH FLOOR	514.52	6
TWELFTH FLOOR	446.19	5
THIRTEENTH FLOOR	514.52	6
FOURTEENTH FLOOR	431.09	5
TOTAL	7018.16	80.00

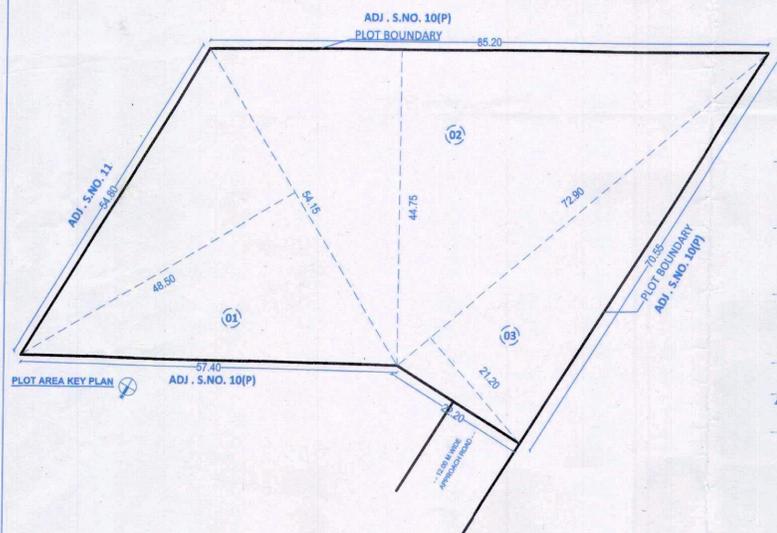
DATE & STAMP OF APPROVAL
BUILDING LAYOUT PLAN

Revised Date - 02/10/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. C.C. 11/2/2022

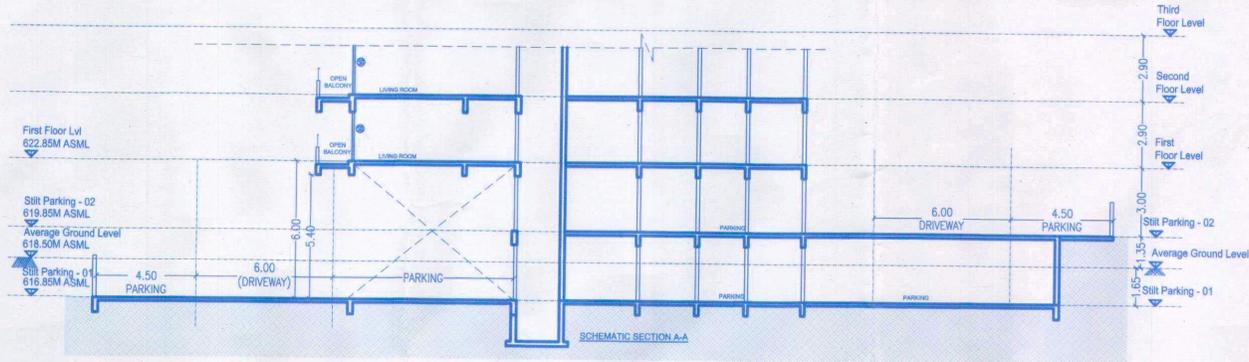
Building Inspector
Assistant Engineer P.M.C.



A AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	3990.00
(b)	As per measurement sheet	3992.23
(c)	As per site	3992.23
02	Deductions for:	
(a)	Proposed D.P./ D.P. Road widening Area	0.00
(b)	Any D.P. Reservation area	0.00
Total (a + b)		0.00
03	Balance Area of the plot (01 - 02)	3990.00
04	Amenity Space (if applicable)	
(a)	Required 10%	0.00
(b)	Adjustment of 2(b), if any	0.00
(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))	3990.00
06	Recreation Open Space (if applicable)	
(a)	Required	399.00
(b)	Proposed	399.00
07	Internal Road area	0.00
08	Plotable area (if applicable)	0.00
09	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5x basic FSI) (1.10 FSI)	4389.00
10	Addition of FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI / TDR loading (Permissible TDR)	0.00
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	0.00
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)].	0.00
(c)	TDR area (DR Added Amenity & Reservation) 1.40%	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI Area Under Chapter No.7	0.00
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	4389.00
(b)	Ancillary Area FSI upto 60% or 80% With Payment of charges.	2633.40
(c)	Total entitlement (a+b)	7022.40
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	7022.40
15	Total Built-Up Area in proposal. (excluding area at Sr.No.17b)	
(a)	Existing Built-Up area	0.00
(b)	Proposed Built-Up area (as per 'P-line')	7018.16
Total (a+b)		7018.16
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	0.999
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	0.00
(b)	Proposed	0.00

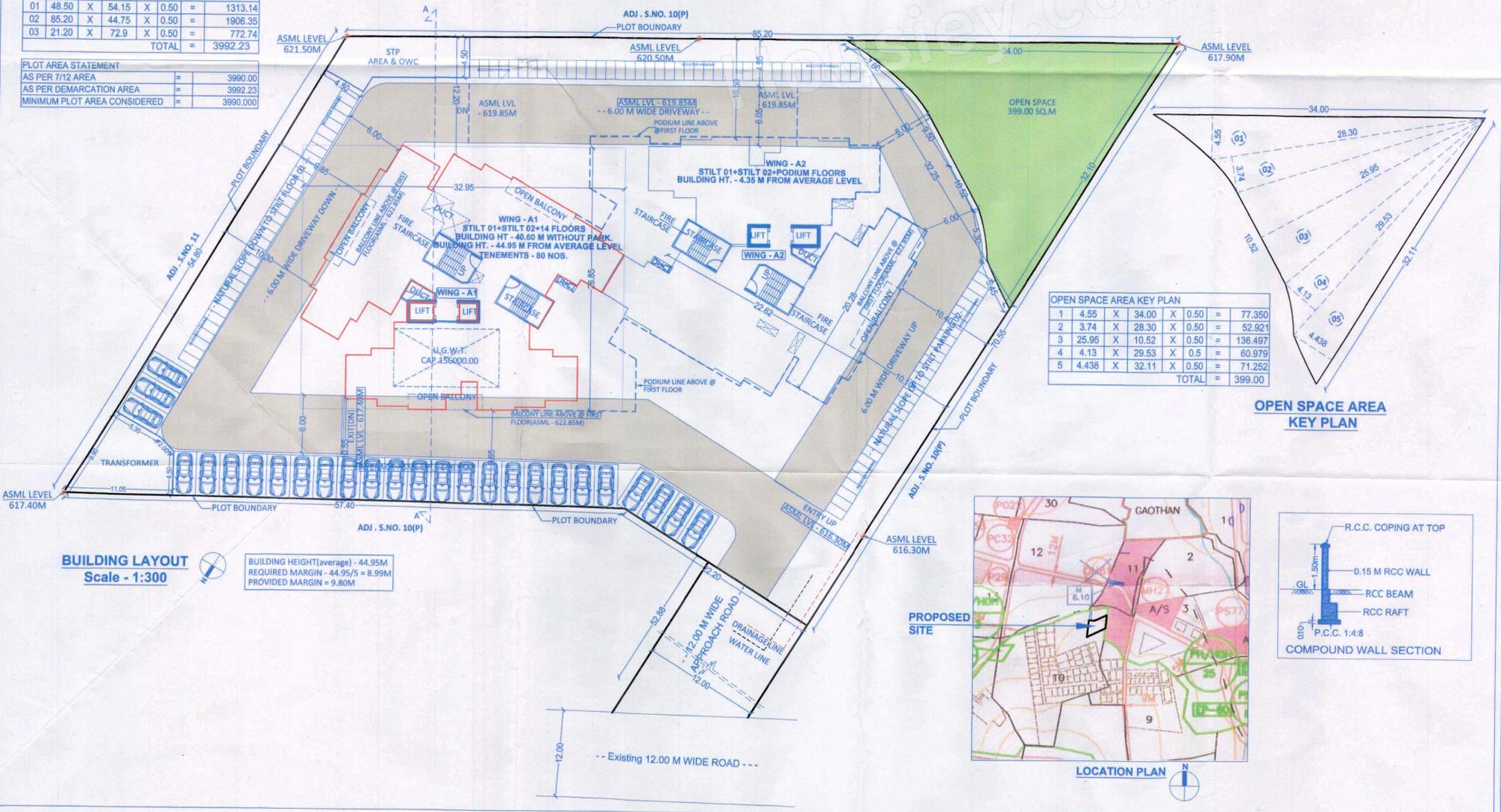


Form of Statement 1 [Sr. No. 8 (a) (iii)]				
Existing Building To Be Retained				
Existing Building no.	Floor NO.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors
-	-	-	-	-

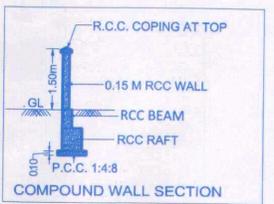


PLOT AREA CALCULATION				
01	48.50	X	54.15	X 0.50 = 1313.14
02	85.20	X	44.75	X 0.50 = 1906.35
03	21.20	X	72.9	X 0.50 = 772.74
TOTAL				= 3992.23

PLOT AREA STATEMENT	
AS PER 7/12 AREA	= 3990.00
AS PER DEMARCATION AREA	= 3992.23
MINIMUM PLOT AREA CONSIDERED	= 3990.000



OPEN SPACE AREA KEY PLAN				
1	4.55	X	34.00	X 0.50 = 77.350
2	3.74	X	28.30	X 0.50 = 52.921
3	25.95	X	10.52	X 0.50 = 136.497
4	4.13	X	29.53	X 0.5 = 60.979
5	4.438	X	32.11	X 0.50 = 71.252
TOTAL				= 399.00



B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on ... and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.
Sign of the Architect

C OWNER'S 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.
Sign of the Owner

D LEGEND
Plot Boundary : Black
Proposed Work : Red
Drainage Line : Red Dotted
Water line : Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

E PROJECT TEAM

01	Concept Designers	Vk:A
02	Environment Consultant	-
03	Structural Consultant	Bhilara
04	Plumbing Consultant	Consolidated
05	Electrical Consultant	Consolidated
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS
Proposed Residential Building at
S.No. 10/1/2/2, Mohammedwadi, Tauka-Haveli, Pune

G OWNER NAME AND SIGNATURE
M/S KRISHNA VISION,
THROUGH ITS PARTNER
MR. SUNIL ROSHANLAL AGARWAL

H ARCHITECT
Architect Name : Vishwas Kulkarni : CA/1984/8465
Architect Reg. No. : Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture

5th Floor, Nextgen Avenue, Sr.No. 103(p),
C.T.S. No. 2850, S.B. Road, Near ICC Trade
Tower, Bahadurwadi, Pune-411016.

Job No: 1913
Drawing No: 202
Revision: A

FOR P.M.C. SANCTION