PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING IN,
SR.NO. 199,204,206,209 PLOT NO. 92,
NEW SR NO. 199/1A/92,CTS NO.67, MOUZA - LOHEGAON,
TALUKA - HAVELI, DIST - PUNE

SHEET NO. 01 / 05

F.S.I. STATEMENT

FLOOR	TOTAL BUILT UP AREA (P-LINE)		TENEMENTS		FIRE LIFT AREA	LIFT AREA
	COMMERCIAL	RESIDENTIAL	SHOPS	FLATS		
LOWER GROUND FLOOR						
UPPER GROUND FLOOR	155.06		03			
MEZZANINE FLOOR	132.36		-----			
FIRST		713.10	-----	08		
SECOND		713.10	-----	08		
THIRD		713.10	-----	08	3.51	3.8
FOURTH		713.10	-----	08		
FIFTH		713.10	-----	08		
SIXTH		601.60		07		
TOTAL	287.42	4167.10	03	47	3.51	3.8
TOTAL BUILT UP AREA	4454.52		50			
PERMISSIBLE FLOOR	4456.25					
BALANCE AREA =	1.73					

CARPET AREA STATEMENT (COMM.)

FLAT NO.-	UNIT TYPE	SHOP CARPET AREA (C)	MEZZANINE CARPET AREA (D)	TOTAL CARPET AREA EACH UNIT (E= C+D)
		SQ.M.	SQ.M.	SQ.M.
001,	SHOP	36.42	0.00	36.42
002,	SHOP	16.63	0.00	16.63
003,	SHOP	76.34	100.76	177.09

PARKING AREA STATEMENT (COMMERCIAL)

PARKING REQUIRED FOR COMMERCIAL		CARS	SCOOTERS
TOTAL CARPET AREA 287.42	FOR 100 SQM FOR 287.42	2	6
		FACTOR - 2.87 = 3	
PARKING REQUIRED		6	18
PARKING PROVIDE		6	18
TOTAL PARKING		6	18
TOTAL PARKING AREA		6 X 12.50	18 X 2.00
		75.00 SQM	36.00 SQM

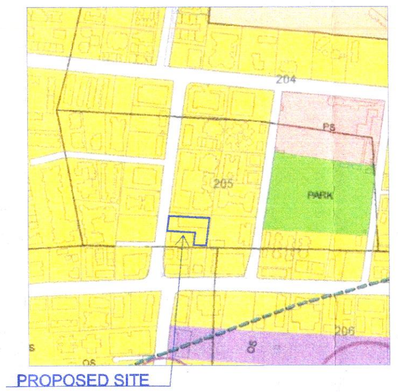
PARKING AREA STATEMENT

PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS
TOTAL NO. OF FLATS FOR 47 FLATS	For every two tenements with each tenement having carpet area equal to or above 40sq.m.but less than 80sq.m. For 42 Flats	1	2
		FACTOR - 21	
PARKING REQUIRED		21	42
	For every tenements with each tenement having carpet area equal to or above 80sq.m.but less than 150sq.m. For 5 Flats	1	1
		FACTOR - 05	
		05	05
TOTAL PARKING		26	47
VISITOR PARKING 05%		02	03
TOTAL PARKING		28	50
TOTAL PARKING AREA		28 X 12.50	50 X 2.00
		350.00SQM	100.00 SQM

TOTAL PARKING REQUIRED	34	68
TOTAL PARKING PROVIDED	34	68
TOTAL PARKING AREA	34 X 12.50	68 X 2.00
	425.00 SQM	136.00 SQM

NO. OF SCOOTERS PROVIDED = 24 NO.
SCOOTER = 68 - 24 = 44 NO.

COMPOSITE PARKING = 44/6 = 7
TOTAL NO. OF CARS REQUIRED = 34 + 7 = 41 CARS
TOTAL NO. OF CARS PROVIDED = 93 CARS

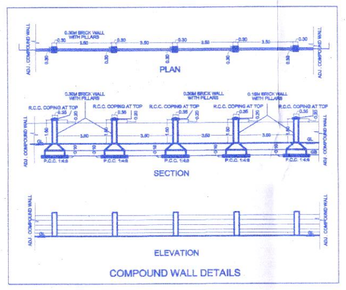


PROPOSED SITE

LOCATION PLAN

PROPOSED SITE

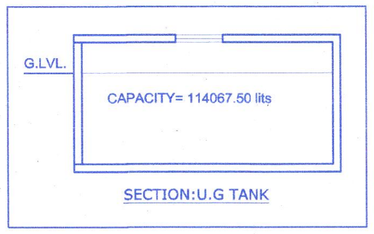
GOOGLE PLAN



COMPOUND WALL DETAILS

1ST,2ND,3RD,4TH,5TH,6TH FLOOR AREA CARPET AREA STATEMENT (RESIDENTIAL)

FLAT NO.-	UNIT TYPE	FLAT CARPET AREA (C)	OPEN BALCONY CARPET AREA (D)	TOTAL CARPET AREA EACH UNIT (E= C+D)
		SQ.M.	SQ.M.	SQ.M.
101,201,301,401,501,601,	2BHK	57.78	12.19	69.97
102,202,302,402,502,	3BHK	92.18	12.64	104.82
103,203,303,403,503,603,	2BHK	47.54	10.07	57.61
104,204,304,404,504,604,	2BHK	50.29	7.33	57.62
105,205,305,405,505,605,	3BHK	79.20	7.95	87.14
106,206,306,406,506,606,	3BHK	75.96	6.87	82.84



SECTION:U.G TANK

WATER REQUIRED CALCULATIONS (COMMERCIAL)

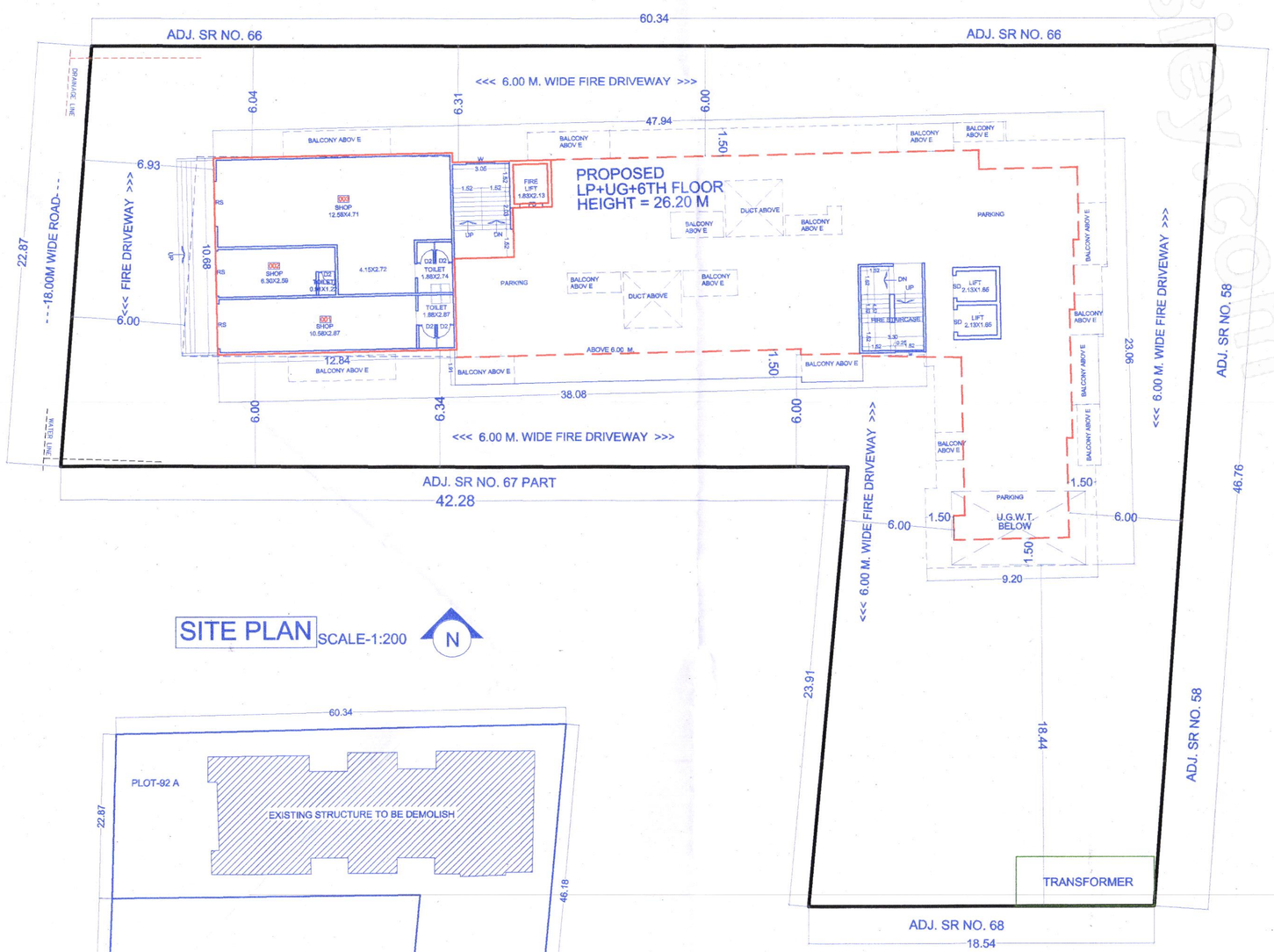
ASSUME 3 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 45 LITERS

BUILDING	TOTAL AREA	TOTAL PERSONS	WATER REQD / DAY	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
BUILDING	287.42	96	96 X 45 = 4320	20000.00 Lits	24320.00 Lits	24320.00 X 1.5 = 36480.00 Lits
TOTAL	287.42	96	4320	20000.00 Lits	24320.00 Lits	36480.00

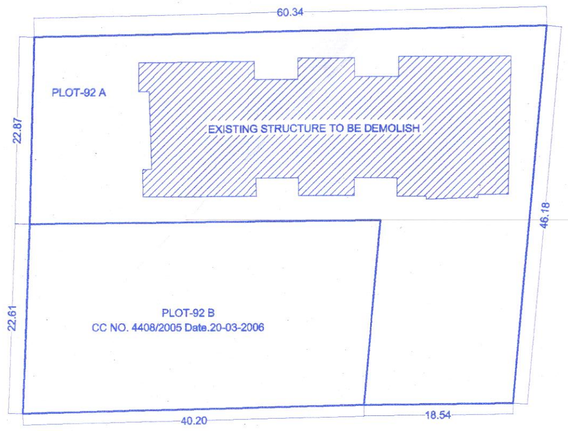
WATER REQUIRED CALCULATIONS (RESIDENTIAL)

ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

BUILDING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	FIRE FIGHTING	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
BUILDING	47	47 X 05 = 235	235 X 135 = 31725.00	20000.00 Lits	51725.00 Lits	51725.00 X 1.5 = 77587.50 Lits
TOTAL	47	235	31725.00	20000.00 Lits	51725.00 Lits	77587.50 Lits



SITE PLAN SCALE-1:200



EXISTING STRUCTURE PLAN SCALE-1:500

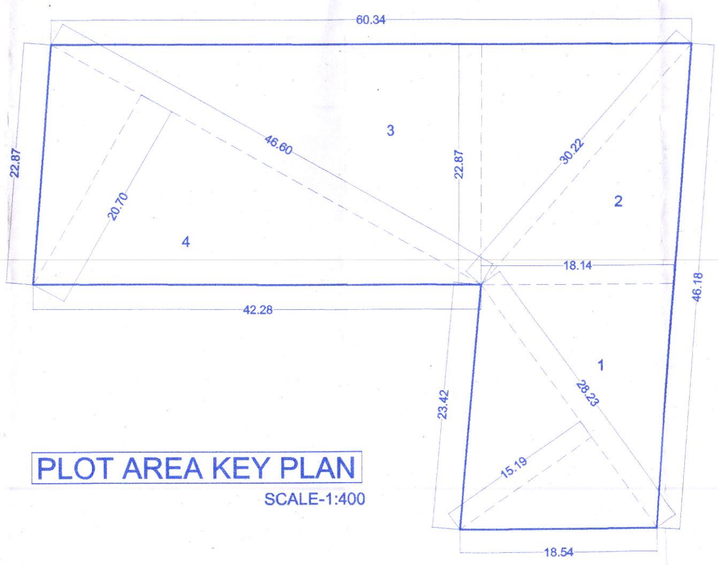
SANITATION CALCULATION

	FLOOR	CARPET AREA	OCCUPANT LOAD/SQ.M	NO.OF PERSONS	1/2 MALE 1/2 FEMALE	REQUIRED W.C/TOILET/URINALS W.C.	REQUIRED W.C/TOILET/URINALS URINALS	REQUIRED TOILETS		PROVIDED TOILETS	
FOR (COMMERCIAL)	UPPER GROUND (SHOP)	155.06	3	52	=26	02 FOR 16-35	02 FOR 21-45	W.C. FOR GENTS 02 URINALS FOR GENTS 02		W.C. FOR GENTS 02 URINALS FOR GENTS 04	
					=26	02 FOR 16-35	00				
					TOTAL			W.C. FOR LADIES = 02		W.C. FOR LADIES = 03	
	1ST/ MEZZANINE (SHOP)	132.36	6	22	=11	01 FOR UPTO 15	01 FOR 7-20	W.C. FOR GENTS = 01 URINALS FOR GENTS = 01		W.C. FOR GENTS = 01 URINALS FOR GENTS = 01	
					=11	01 FOR UPTO 15	00				
					TOTAL			W.C. FOR LADIES = 01		W.C. FOR LADIES = 01	
	TOTAL	287.42		74				W.C.= 06	URINALS= 03	W.C.= 07	URINALS= 07

PLOT AREA CALCULATION

(AREA CALCULATION BY TRIANGULATION METHOD)

Sr.No.	Length		Width		No.		Total
	Meter		Meter				Sq.M.
1]	28.23	X	15.19	X	0.5	=	214.37
2]	46.18	X	18.14	X	0.5	=	418.85
3]	60.34	X	22.87	X	0.5	=	689.99
4]	46.60	X	20.70	X	0.5	=	482.31
TOTAL PLOT AREA						=	1805.52



PLOT AREA KEY PLAN
SCALE-1:400

STAMP OF APPROVAL

प्रदीन बांधकाम प्रस्ताव
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.C.C./4408/23 Dt. 07/11/2023

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

PROFARMA - I

A	AREA STATEMENT :	SQ. M.
1.	AREA OF PLOT as per PRC	2805.52
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P/ R.P ROAD WIDENING AREA	0.00
	(b) ANY D.P RESERVATION AREA :	0.00
	(c) To be retained with owner / Surplus land (CC NO. 4408/2005 Date.20-03-2006)	1000.00
	(Total a + b)	1000.00
3.	(a) NET GROSS AREA OF PLOT [1 - 2]	1805.52
	(b) as per ownenrship document (7/12, CTS extract)	1784.00
	AREA OF PLOT (Minimum area of (a) (b) to be considered)	1784.00
4.	AMENITY SPACE (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
5.	NET PLOT AREA [3 - 4(a)]	1784.00
6.	RECREATIONAL OPEN SPACE (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (if applicable)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (5 X 1.10) = 1962.4	1962.4
10.	ADDTION OF F.S.I ON PAYMENT OF PREMIUM	
	(a) Maximum permissible premium FSI-based on road width/TOD zone	0.00
	(b) Proposed FSI on payement of premium Permissible = 1784.0X 0.50= 892.00 Proposed = 892.00X 0.30= 267.60	267.60
11.	IN-SITU FSI / TDR LOADING	
	(a) In-situ area against DP road [2.0 x 2(a)] (if any)	0.00
	(b) In-situ area against Amenity Space, if handed over [2.0 or 1.85 x 4(b)and/or(c)]	0.00
	(c) 0.30 incentive [1784.0 x 0.30 = 535.20]	535.20
	(d) TDR Area (0.90-0.30 = 0.60) [1784.00 x 0.60 = 1070.40	0.00
	Total TDR [11(a) + (b) + (c) + (d)]	535.20
12.	ADDITIONAL FSI UNDER CHAPTER 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	(a) [9 + 10(b) + 11(d)] or whichever is applicable	2765.20
	(b) Ancillary Area FSI upto 60% or 80% with payement of charges Commercial Ancillary Area FSI (287.42/1.80 =159.68x0.80 =127.74) Residentiall Ancillary Area FSI (2605.52X 0.60 = 1563.31)	1691.05
	(c) Total entitlement (a + b)	4456.25
14.	MAXIMUM UTILIZATION LIMIT OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH	4456.25
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding 7b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per P'line)	4454.52
	(c) Total (a + b)	4454.52
16.	FSI CONSUMED (15 / 13) (should not be more than 14.)	0.996
17.	BALANCE	1.73
18.	AREA OF INCLUSIVE HOUSING (if any)	
	(a) Required (20% of 5.)	NA
	(b) Proposed	NA

LEGEND :

- PLOT LINE (Thick Black)
- EXISTING ROAD (Green)
- PROPOSED ROAD (Green Dotted)
- PERMISSIBLE BUILDING LINE (Black)
- WORK TO BE DEMOLISHED (Yellow Hatch)
- PROPOSED WORK (Red)
- DRAINAGE & SEWAGE (Red Dotted Thin)
- WATER SUPPLY (Black Dotted Thin)
- DEVIATIONS (Red Hatched)

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of 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 Records Department/City Survey records.

Signature
(Ar. Atit Shrikant Admulwar)

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.

OWNER'S / POAH NAME	SIGNATURE
M/S. VENKATESH APARTMENT THROUGH MR.RAHUL KONDIBA SATAV AND OTHERS	
ARCHITECT'S NAME	SIGNATURE
AR. ATIT SHRIKANT ADMULWAR	

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
AA_2022-107	MD_001_R0	1:100	SAYALI 04.11.2023	AA	CA / 2008 / 41887

ARCHITECT :
atit admulwar™
ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
OFFICE NO.201, 2ND FLOOR, KONARK ICON,
MAGARPATTA-KHARADI ROAD, MAGARPATTA
HADAPSAR, PUNE-411028
Office : +91 88 8800 4700, +91 88 0541 9700
office@atitadmulwar.com
www.atitadmulwar.com