

F.S.I. STATEMENT					
FLOOR	TOTAL BUILT UP AREA	SHOPS (WINGS A & B)	FLAT (WINGS A)	FIRE LIFT	LIFT AREA
LOWER PARKING	757.61	---	---	---	---
UPPER GROUND	888.61	21	---	---	---
FIRST	882.48	---	06	---	---
SECOND	882.48	---	06	---	---
THIRD	882.48	---	06	---	---
FOURTH	882.48	---	06	---	---
FIFTH	882.48	---	06	---	---
SIXTH	882.48	---	06	---	---
SEVENTH	545.03	---	06	---	---
EIGHTH	882.48	---	06	---	---
NINTH	882.48	---	06	---	---
TENTH	254.12	---	06	---	---
TOTAL	1644.22	42	50	8.18	11.15
TOTAL (RESIDENTIAL + COMMERCIAL)	6523.73	42	50	8.18	11.15
EXCESS REFUGEE AREA	7.71	---	---	---	---
TOTAL PROPOSED BUILT UP AREA	6523.44	---	---	---	---
PERMISSIBLE FLOOR AREA	6575.14	---	---	---	---
BALANCE AREA	48.70	---	---	---	---

WATER REQUIRED CALCULATIONS (COMMERCIAL)										
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 45 LITERS										
WING	TOTAL AREA	TOTAL PERSONS	TOTAL PERSONS	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY				
BUILDING	1644.22	548	548	45	= 24663	5000.00	Ltrs	29663.30	Ltrs	29663.30
TOTAL	1644.22	548	548	45	= 24663	5000.00	Ltrs	29663.30	Ltrs	44494.65

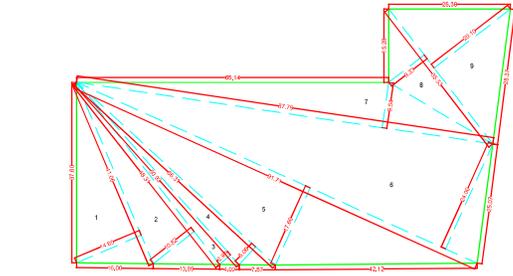
WATER REQUIRED CALCULATIONS (RESIDENTIAL) WING A										
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS										
WING	TOTAL PLATS	TOTAL PERSONS	TOTAL PERSONS	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY				
WING A	50	250	250	45	= 33750.00	5000.00	Ltrs	38750.00	Ltrs	38750.00
TOTAL	50	250	250	45	= 33750.00	5000.00	Ltrs	38750.00	Ltrs	58125.00

Owner Details	
Mr. Atit Shrikant Admalwar	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON GAT. NO. 566, AT-WAGHOLI, TAL. - HAVELI, DIST. - PUNE.

Signature valid
 Date: 20/08/2024
 Time: 10:30 AM
 Location: Pune
 Project: GAT. NO. 566, AT-WAGHOLI, TAL. - HAVELI, DIST. - PUNE.

SHEET NO. 01 OF 07



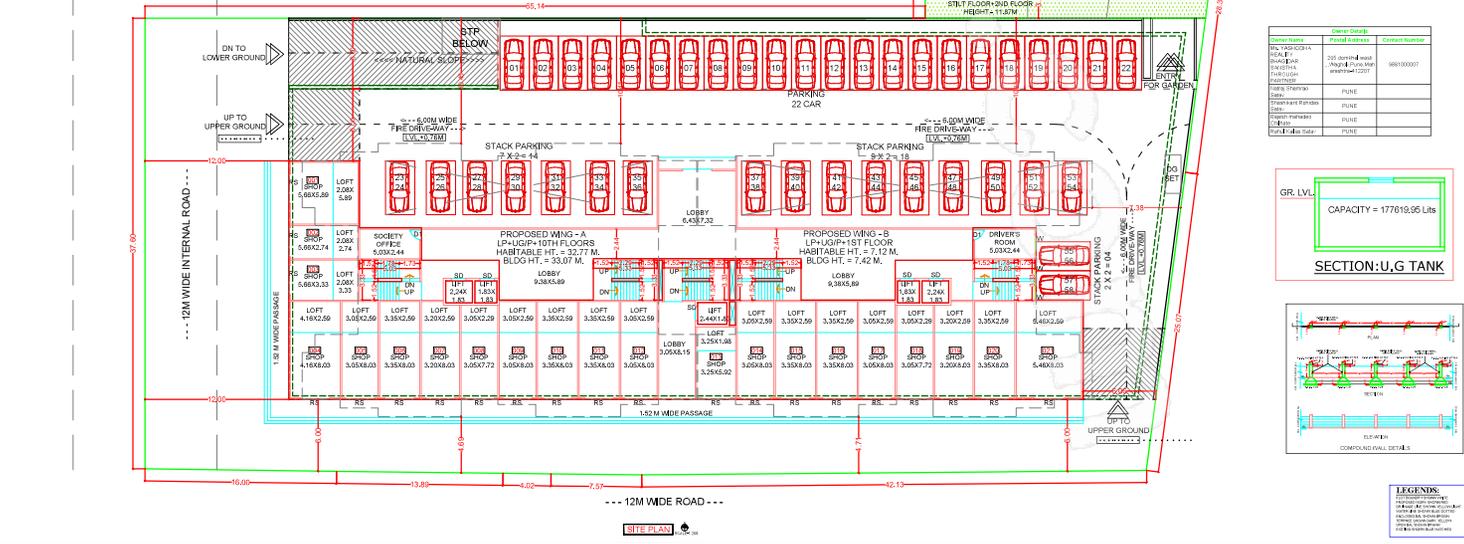
AREA UNDER INTERNAL ROAD KEY PLAN (AREA CALCULATION BY TRIANGULATION METHOD)

Sr No	Length	Width	No.	Total
1	38.15	5.92	0.5	= 112.62
2	38.15	5.91	0.5	= 112.73
TOTAL AREA UNDER INTERNAL ROAD				= 225.36

OPEN SPACE AREA KEY PLAN (AREA CALCULATION BY TRIANGULATION METHOD)

Sr No	Length	Width	No.	Total
1	27.93	12.79	0.5	= 178.67
2	27.93	13.88	0.5	= 193.63
TOTAL OPEN SPACE AREA				= 372.51

PLOT AREA KEY PLAN (AREA CALCULATION BY TRIANGULATION METHOD)				
Sr No	Length	Width	No.	Total
1	41.09	16.65	0.5	= 300.78
2	48.51	13.82	0.5	= 261.36
3	50.93	1.97	0.5	= 75.83
4	56.31	1.06	0.5	= 142.46
5	91.71	17.06	0.5	= 808.80
6	91.71	28.00	0.5	= 1100.52
7	97.79	1.54	0.5	= 418.78
8	35.53	1.33	0.5	= 165.79
9	35.53	23.10	0.5	= 357.05
TOTAL PLOT AREA				= 3632.09



SECTION U.G. TANK
 CAPACITY = 177619.95 Ltrs

--- 12M WIDE ROAD ---
 SITE PLAN



LOCATION PLAN
 PROP. SITE
 GOOGLE MAP
 PROP. SITE

PROFORMA - I

A. AREA STATEMENT :	SO. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	3632.09
(a) as per ownership document (7/12, CTS extract)	3732.00
(b) as per measurement sheet	3632.09
(c) as per site	3632.09
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./R. ROAD WIDENING AREA	0.00
(b) AN O/R RESERVATION AREA	0.00
(Total a + b)	0.00
3. GROSS AREA OF PLOT (1 - 2)	3632.09
4. AMENITY SPACE (if applicable)	
(a) Required	0.00
(b) Proposed	0.00
5. NET PLOT AREA (3 - 4(a))	3632.09
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required	363.20
(b) Proposed	372.51
7. INTERNAL ROAD AREA	225.36
8. PLOTTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.0)	3996.29
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium / Flat based on road width 7.00 m	0.00
(b) Proposed FSI on payment of premium (3632.09 x 0.5 = 1816.05)	0.00
11. IN-SITU FSI / TDR LOADING	
(a) In-situ area against DP road (2.0 x 2.0) (if any)	0.00
(b) In-situ area against Amenity Space (if provided over 1.00 or 1.00 x sub-division)	0.00
(c) TDR Area (10 x 0.65 = 2396.85)	0.00
(Total (a) + (b) + (c))	0.00
12. ADDITIONAL FSI UNDER CHAPTER 7	
(a) TDR Area (10 x 0.65 = 2396.85)	0.00
13. TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
(a) (10 x 108) + 1116 (if applicable is applicable)	3996.29
(b) Ancillary Area FSI upto 80% or 80% with payment of charges	
Commercial Ancillary Area FSI (1844.201-26-915-483-0.80 + 730.77)	2578.86
Residential Ancillary Area FSI (3632.09 x 0.3 = 1089.63)	
Total Permissible Ancillary + 730.77 + 1089.63 = 2578.66	
(c) Total entitlement (a + b)	6575.15
14. MAXIMUM UTILIZATION LIMIT OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH	6575.15
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding 7b)	
(a) Existing Built-up Area	6523.44
(b) Proposed Built-up Area (as per FSI)	6523.44
(Total a + b)	6523.44
16. FSI CONSUMED (15 / 13) (should not be more than 14)	0.99
17. AREA OF INCLUSIVE HOUSING (if any)	
(a) Required (20% of a)	0.00
(b) Proposed	0.00
18. BALANCE	46.70

LEGEND:

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

CERTIFICATE OF AREA:
 Certified that the plot area referred is surveyed by me and the dimensions of site etc. of plot stated on plan are as recorded on site and are as marked on plan and the area included in document of Ownership / P. Scheme Records / Land Records Department / City Survey records.

OWNER'S DECLARATION:
 I/We acknowledge hereby that the plan proposed by me/ us and the dimensions of site etc. of plot stated on plan are as approved by Authority / Collector / D.P. and I/We would create the structure as per approved plan. Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

OWNER'S NAME AND SIGNATURE:
 Architect/ Licensed Engineer/ Supervisor name and signature
 Plot No. _____

DESCRIPTION OF PROJECT:
 BUILDING ON GTS, NO. SURVAY NO. 566

DATE: 20/08/2024, AT-WAGHOLI, TAL. - HAVELI, DIST. - PUNE.

DATE OF ARCHITECT: 20/08/2024
DATE OF ARCHITECT: 20/08/2024

ARCHITECT: AR. ATIT SHRIKANT ADMALWAR

REGISTRATION NO. OF ARCHITECT: 2008/41887

SCALE: 1:100

DATE: 20/08/2024

OFFICE: Indraprastha

TECHNICAL PERSON SIGNATURE: _____

SCALE: 1:100
 DATE: 20/08/2024
 JOB NO: WTR-24-05600
 CHECK BY: _____
 SUBMISSION DRAWING

