

TOTAL FSI STATEMENT (BUILDING-A)					
BUILDING NO.	FLOOR NO.	HEIGHT OF WING		Total Built-up Area of floor, as per outer construction line.	TENEMENTS
		WITH PARKING	WITHOUT PARKING		
A	GR. + 07 FLOOR	23.80 M.	21.00 M.	2444.25	28
		TOTAL		2444.25	28

FORM OF STATEMENT - 2 (BUILDING - A)		
FLOOR NO.	BUILT-UP AREA RESI.FSI	TENEMENTS
GROUND	14.84	0
FIRST	351.21	4
SECOND	364.10	4
THIRD	364.10	4
FOURTH	337.50	4
FIFTH	337.50	4
SIXTH	337.50	4
SEVENTH	337.50	4
TOTAL	2444.25	28

OVER HEAD WATER REQUIREMENT (BUILDING-A)				
TENEMENT	PERSONS	LTRS	TOTAL	LTRS.
28	x 5	x 135	= 18900.00	LTRS.
ADDITION FIRE PURPOSE SAY - (A)			= 10000	LTRS.
B) TOTAL RESIDENTIAL OVER HEAD WATER REQUIREMENT			= 28900.00	LTRS.
UNDER GROUND WATER TANK CAPACITY				
18900.00	x 1.50	= 28350.00	LTRS.	
1) TOTAL SAY			= 28350.00	LTRS.
2) ADDITION FIRE PURPOSE			= 0.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMENT (1+2)			= 28350.00	LTRS.
UNDER GROUND WATER REQUIREMENT (SAY)			= 28350.00	LTRS.

PARKING STATEMENT (BUILDING-A)				
	NO. OF TENEMENTS	CAR	SCOOTER	
RESIDENTIAL				
1) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:1)	4	4	4	
2) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1:2)	24	12	24	
3) PARKING REQUIRED BY RULE(1+2)		16	28	
4) VISITOR PARKING 5% ON 4		1	1	
5) TOTAL PARKING REQUIRED (3+4)	28	17	29	
PARKING AREA REQUIRED BY RULE				
1) CARS	12.50	X 17	= 212.50	SQ.M
2) SCOOTER	2.00	X 29	= 58.00	SQ.M
PARKING AREA REQUIRED BY RULE			= 270.50	SQ.M
PARKING AREA REQUIRED BY RULE				
1) CARS	12.50	X 27	= 337.50	SQ.M
2) SCOOTER	2.00	X 29	= 58.00	SQ.M



AREA CALCULATIONS				
GROUND FLOOR				
A	5.329	X	4.568	X 1 = 24.34
STANDARD DEDUCTIONS				
1	1.630	X	1.789	X 1 = 2.92
2	2.100	X	2.780	X 1 = 5.84
3	1.499	X	0.500	X 1 = 0.75
TOTAL STANDARD DEDUCTIONS			= 9.50	
GROSS AREA			24.34 - 9.50 = 14.84	

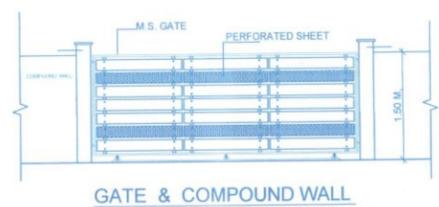
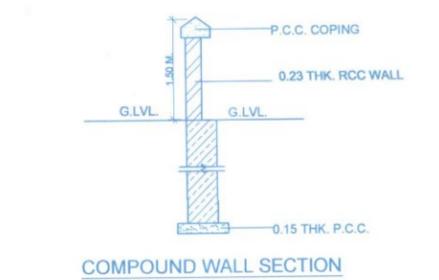
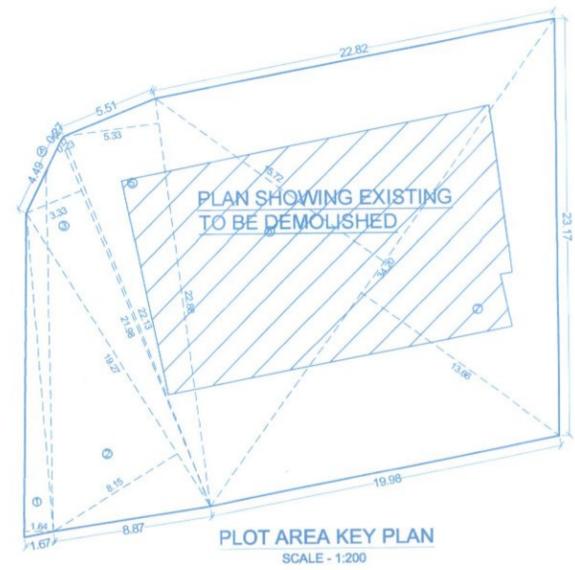
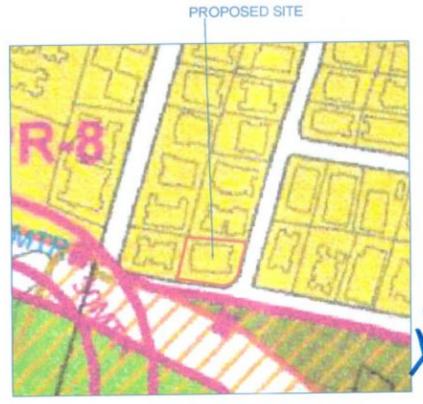
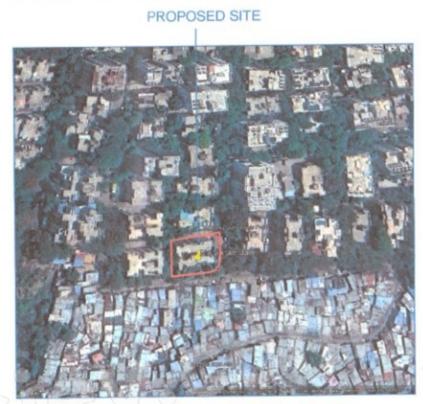
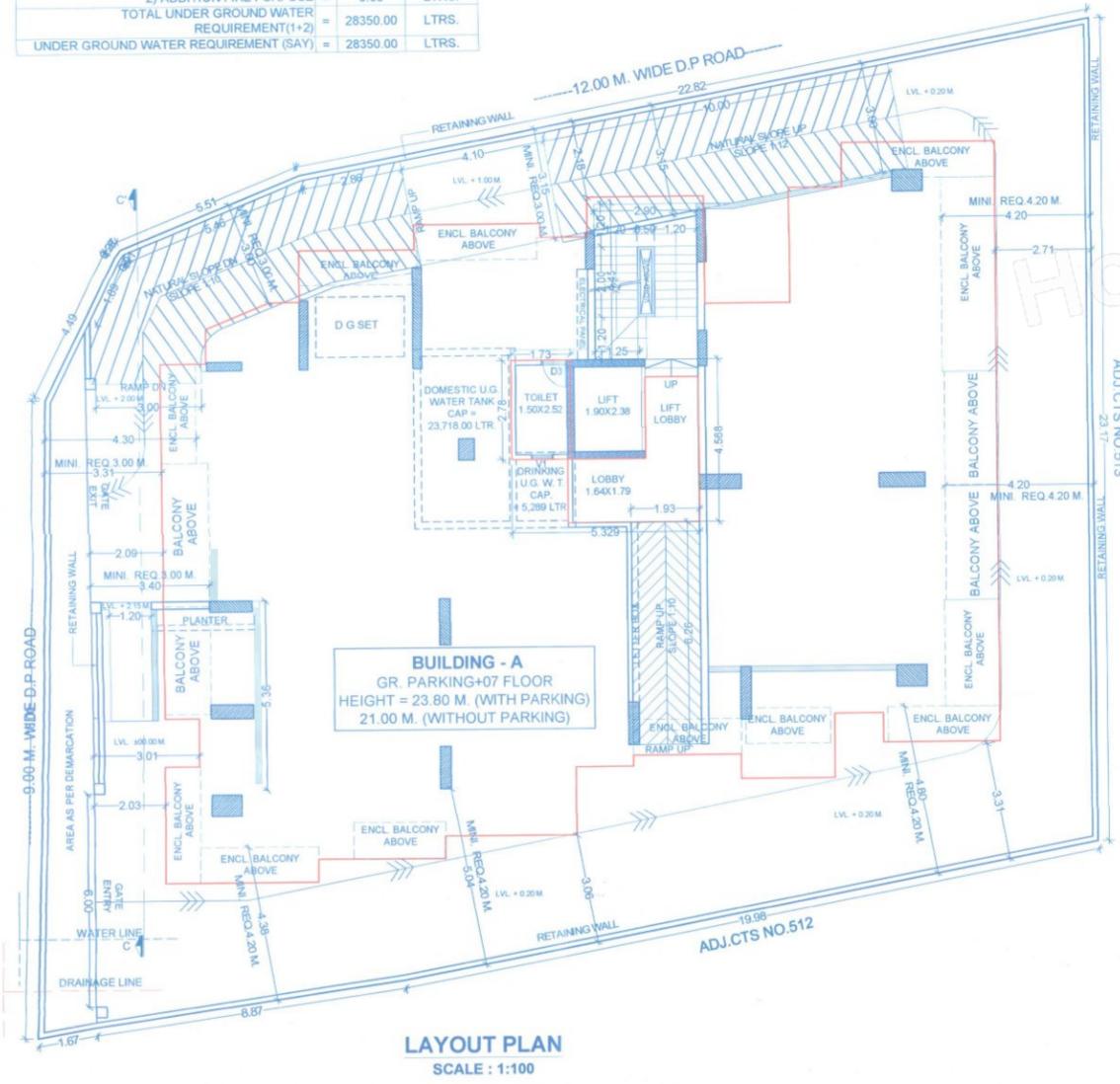
T.D.R. Area Statement - Regular Area		
6) TDR originated from		
A) Pune, Balewadi, S.No.28/1A(PT)		
Non-Congested Area		
Material Godown (MG-1)		
D.R.C. NO. 006140	= 261.15	SQ.M
Total	= 261.15	SQ.M
Ratio		
D.R.C. NO. 006115	= 31430.00	0.8271
Land Rate of Generated DRC	= 38000.00	
Land Rate of DRC to be used	= 216.00	SQ.M
(261.15 x 0.8271)	= 216.00	SQ.M
TDR to be Used (as per indexing ratio)	= 216.00	SQ.M

T.D.R. Area Statement - Slum Area		
6) TDR originated from		
A) Pune, Dhanori., S.No.45, CTS No. 1 To 49		
Slum Rehabilitation Area (Zone C)		
D.R.C. NO. 004618	= 214.95	SQ.M
Total	= 214.95	SQ.M
Ratio		
D.R.C. NO. 004580	= 38000.00	1
Land Rate of Generated DRC	= 31363.00	
Land Rate of DRC to be used	= 214.95	SQ.M
(334.00 x 1.00)	= 214.95	SQ.M
TDR to be Used (as per Zone)	= 214.95	SQ.M

Revised Date - 25/10/2024
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 600/2024/3.1.124
 Building Inspector
 Deputy Engineer
 PUNE MUNICIPAL CORPORATION
 BUILDING CONTROL DEPARTMENT
 APPROVED

STAMP OF APPROVAL 01/04

AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered)	663.00
	(a) As per ownership document (PRC)	663.00
	(b) as per measurement sheet	695.80
	(c) as per site	700.30
2	Deductions for	0.00
	(a) Proposed D.P./D.P. Road widening Area	0.00
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	0.00
3	Balance area of plot (1-2)	663.00
4	Amenity space (if applicable)	0.00
	(a) Required - Not required	0.00
	(b) Proposed -	0.00
5	Net Plot Area (3-4b)	663.00
6	Open Space (if applicable)	0.00
	(a) Required -	0.00
	(b) Proposed -	0.00
7	Internal Road area 3.00 M.W.	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 (Sr. No. 5 x 1.10) = (663.00 X 1.10)	729.30
10	(a) Maximum permissible premium on payment of premium (Sr. No.1 X 0.50) = (663.00 x 0.50)	331.50
	(b) Proposed FSI on payment of premium	331.50
11	In-situ FSI / TDR loading	0.00
	(a) In-situ area against D.P. road [2.0 x Sr.No.2(a)] if any [2.00 or 1.85 x Sr.No.4(b) and/or (c)]	0.00
	(c) TDR Area (Sr. No. 1 x 0.65) = (663.00 X 0.65)	430.95
	(d) Slum T.D.R Area = (11c X 0.30) = 430.95 x 0.30 = 129.29	129.29
	(e) Regular T.D.R Area = (11c X 0.70) = 430.95 x 0.70 = 301.66	301.66
	(f) Total In-situ / TDR loading proposed (11d+11e)	430.95
	Additional FSI area under Chapter No. 7 (Green building 5% Gold rating) (Sr. No. 9 x 5%) = (729.30 x 0.05)	36.47
12	Total entitlement of FSI in the proposal	1528.22
	(a) [9 + 10(b)+11(f)] +12 whichever is applicable.	1528.22
	(b) Existing F.S.I.	0.00
	(c) Balance area/FSI	1528.22
	(e) Ancillary Area FSI for Residential upto 60% = 13c x 0.60 = 1528.22 x 0.60 = 916.93	916.93
	(f) Proposed Ancillary Area FSI with payment of charges	916.03
	(g) Total entitlement (13c+13f)	2444.25
14	Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 (as applicable)	2445.14
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Previous Existing Sanctioned Built-up with Excess Balcony	0.00
	(b) Proposed Commercial Built-up Area (as per 'P-line')	0.00
	(c) Proposed Residential Built-up Area (as per 'P-line')	2444.25
	(Total a+b)	2444.25
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% ofsr.No.5)	0.00
	(b) Proposed	0.00



PLOT AREA CALCULATION				
1	18.000	X	1.640	X 0.50 = 14.76
2	19.270	X	8.150	X 0.50 = 78.53
3	21.980	X	3.330	X 0.50 = 36.60
4	22.130	X	0.230	X 0.50 = 2.54
5	22.880	X	5.330	X 0.50 = 60.98
6	34.200	X	15.720	X 0.50 = 268.81
7	34.200	X	13.860	X 0.50 = 233.59
TOTAL STANDARD DEDUCTIONS			= 695.80	

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.

FOR ANA CONSORTIUM PVT. LTD.
 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.

M/S AVIKA BUILDCON P.V.T. L.T.D. Through
 Mr. Vikram A. Jain

SCHEDULE OF DOORS, WINDOWS & VENTILATORS			
DOORS	WINDOWS		
D1	1.00 X 2.30	W	2.40 X 1.80
D1A	1.00 X 2.10	W1	2.00 X 1.80
D2	0.90 X 2.30	W2	1.80 X 1.20
D3	0.75 X 2.30	W3	1.85 X 1.80
OP	1.10 X 2.30	W4	1.23 X 1.80
OP1	1.00 X 2.30	W5	1.00 X 1.20
OP2	0.90 X 2.30	W6	0.80 X 1.80
LD	---	W7	0.60 X 1.80
SD1	2.40 X 2.30	W8	0.60 X 1.20
SD2	2.00 X 2.30	W9	1.45 X 1.80
SD3	0.75 X 2.30	W10	0.90 X 1.80
SD4	1.85 X 2.30	W11	2.90 X 1.50
		W12	1.40 X 1.20
		W13	1.20 X 1.80
		V	0.60 X 0.60
		V1	0.60 X 1.10

Project :-
 PROPOSED BUILDING ON S.NO.-26, CTS. NO. 514, PLOT NO. 13 DHANUKAR COLONY KOTHRUD, PUNE

Sign, Address Of The Owner / P.O.A. Holder :-
 THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRABUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

M/S AVIKA BUILDCON P.V.T. L.T.D. Through
 Mr. Vikram A. Jain

FOR ANA CONSORTIUM Pvt. Ltd.		DWG. NO.	NORTH
(Lic. no. 1823)			
ANA, 7th Floor, Mantri Streling, Behind Manikchand Galleria, Off SB Road, CTS no. 997, Shivajinagar, Pune-16		B.P Plan	
Tele. 020 25656542 / 3442		JOB NO.	SCALE
		4112	1:100
DATE	REVISION	ISSUED DRG. DATE	DEALT
25.04.2024	R-2	18.10.2024	BAHUBALI
			DESIGN AR.
			Ar. MOMIN