## AREA STATEMENT

| | F.S.I. AREA | NON F.S.I. AREA | | | | TOTAL CONSTRUCTION |
|---|---|---|---|---|---|---|
| | F.S.I. | OTHER | REFUGE AREA | LIFT | TOP TERRACE | |
| WING - | 2277.10 | --- | 25.60 | 7.56 | 516.49 | 2826.75 |
| U.G.WATER TANK | --- | 50.00 | --- | --- | --- | 50.00 |
| O.H.TANK | --- | 30.00 | --- | --- | --- | 30.00 |
| PUMP ROOM | --- | 9.00 | --- | --- | --- | 9.00 |
| D.G. SET | --- | 20.00 | --- | --- | --- | 20.00 |
| OWC Area | --- | 25.00 | --- | --- | --- | 25.00 |
| STP Area | --- | 30.00 | --- | --- | --- | 30.00 |
| Transformer Room | --- | 25.00 | --- | --- | --- | 25.00 |
| Basement parking | --- | 1579.16 | --- | --- | --- | 1579.16 |
| Security Cabin | --- | 6.30 | --- | --- | --- | 6.30 |
| Toilets | --- | 3.00 | --- | --- | --- | 3.00 |
| Electrical Room | --- | 9.00 | --- | --- | --- | 9.00 |
| Staircase cap | --- | 29.89 | --- | --- | --- | 29.89 |
| **F.S.I TOTAL** | 2277.10 | 1816.35 | 25.60 | 7.56 | 516.49 | 4643.10 |
| **TOTAL FSI+NON FSI** | 2277.10 | 2366.00 | | | | 4643.10 |

CARPET AREA STATEMENT

| TEN. NO. | FLAT CARPET | OPEN BALC. CARPET | TOTAL CARPET |
|---|---|---|---|
| 101,201,301 | 65.52 | 4.80 | 70.32 |
| 102,202,302 | 88.41 | 9.29 | 97.70 |
| 103,203,303 | 88.41 | 9.29 | 97.70 |
| 104,204,304 | 65.52 | 4.80 | 70.32 |
| 105,205,305 | 79.78 | 4.57 | 84.35 |

SHOP CARPET AREA STATEMENT

| SHOP + MEZZ. NO. | CARPET AREA (SQ.M.) |
|---|---|
| 1 | 20.70+10.63 = 31.33 |
| 2 | 22.60+10.94 = 33.54 |
| 3,6,9,12 | 25.82+12.55 = 38.37 |
| 4,11 | 21.58+ 9.95 = 31.53 |
| 5,10 | 24.62+11.97 = 36.59 |
| 7,8 | 23.57+11.94 = 35.51 |
| 13 | 25.63+12.37 = 38.00 |
| 14 | 26.65+12.88 = 39.53 |

SANITATION SATEMENT :-

| | BY RULE | | REQUIRED | | | PROPOSED | | |
|---|---|---|---|---|---|---|---|---|
| | 1ST MALE GROUP | 1ST FEMALE GROUP | MALE | FEMALE | TOTAL | MALE | FEMALE | TOTAL |
| NO.OF PERSONS | 360.29(gr.flr.)/3=121.00 PERSONS ,196.83(1st flr.)/3=66.00 PERSONS TOTAL PERSONS = 121.00 + 67.00 =187.00 PERSONS (male(2/3)=125 , female(1/3)=62 | | | | | | | |
| WC. | 25 | 15 | 1 | 1 | 2 | 9 | 5 | 14 |
| URINALS | 20 | 20 | 1 | – | 1 | 9 | – | 9 |
| W.B. | 25 | 25 | 1 | 1 | 2 | 9 | 5 | 14 |

OVER HEAD WATER TANK CAPACITY CALC

| | FLOOR AREA | OCCUPANT LOAD/SQ.M. | NO.OF PERSONS | REQ.CAP. PER PERSON | TOTAL |
|---|---|---|---|---|---|
| FOR COMMERCIAL | 557.12 | 3 | 186 | 45 | 8370 |
| FOR RESIDENTIAL | TOTAL TENEMENT NO. | | REQ.CAP/TEN | | TOTAL |
| | 15 | | 675 | | 10125 |

| | |
|---|---|
| TOTAL NET CAPACITY OF O.H.W TANK C-8370+ R-10125 | = 18,495 LTR. |
| SAY | = 18,500 LTR. |
| TOTAL NET CAPACITY OF O.H.WATER TANK | = 18,500 LTR. |
| TOTAL O.H.W.TANK CAPACITY | = 18,500 LTR. |
| NET CAPACITY OF U.GR.WATER TANK (1.5XO.H.WATER TANK CAPACITY) 1.50X18500 | = 27,750 LTR. |
| TOTAL U.G.W.TANK CAPACITY | = 27,750 LTR. |

REQUIRED PARKING TABLE AS PER RULE

| ONE PARKING SPACE FOR EVERY | REQUIRED PARKING | | |
|---|---|---|---|
| | CAR | SCOOTER | VISITOR |
| Comm.Having Carpet Area Upto 100 sq.m. | 2 | 6 | – |
| 2 Ten. Having Carpet Area 40 TO 80 sq.m. | 1 | 2 | 5% |
| 1 Ten. Having Carpet Area 80 TO 150 sq.m. | 1 | 1 | 5% |

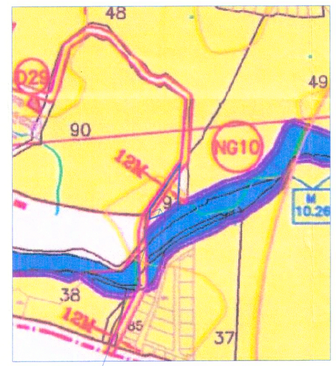
PARKING AREA CALCULATIONS

| WING | TENEMENTS | TOTAL TEN.NOS. | REQUIRED PARKING | |
|---|---|---|---|---|
| | | | CAR | SCOOTER |
| COMM. | Comm.Having Carpet 506.76sq.m. | – | 10 | 50 |
| | 2 Ten. Having Carpet Area Up To 40 To 80 Sq.m. | 06 | 03 | 06 |
| | 1 Ten. Having Carpet Area Up To 80 To 150 Sq.m. | 09 | 09 | 09 |
| | VISITOR 5% | | 01 | 01 |
| TOTAL REQUIRED PARKING | | 15 | 23 | 66 |
| TOTAL PROVIDED PARKING | | | 34 | 80 |

| | |
|---|---|
| REQUIRED AREA | (34X12.50)+(80X2.0) = 425.00+160.00 = 585.00 SQ.M. |
| PROVIDED PARKING AREA AT PARKING FLOOR | (COV. PARKING FLOOR AREA) = 1215.90 SQ.M |

## PROPOSED BUILDING (SQ.M.)

| FLOOR NO. | TOTAL BUIL-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE. | | | | |
|---|---|---|---|---|---|
| (1) | COMM. | RESI. | TOTAL | SHOP NO | TEN. NO. |
| GROUND | 360.29 | 9.00 | 369.29 | 14 | -- |
| FIRST | 196.83 | 161.51 | 358.34 | -- | -- |
| SECOND | --- | 516.49 | 516.49 | -- | 05 |
| THIRD | --- | 516.49 | 516.49 | -- | 05 |
| FOURTH | --- | 516.49 | 516.49 | -- | 05 |
| TOTAL | 557.12 | 1719.98 | 2277.10 | 14 | 15 |

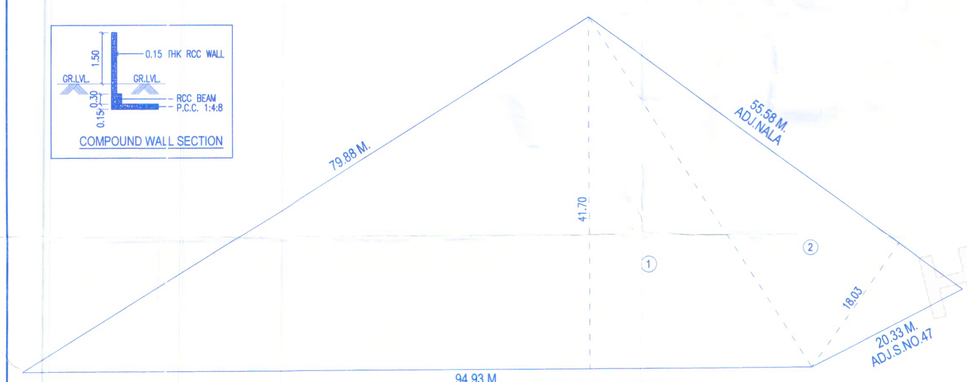



**LOCATION PLAN** NORTH

SECTION THROUGH U.GR.WATER TANK




COMPOUND WALL SECTION




PLOT AREA KEY PLAN
(SCALE-1:400)

NALA GARDEN RESERVATION AREA CALC.

NET AREA

| | | | | |
|---|---|---|---|---|
| 1. | 0.5 X 16.50 X 7.18 | = | 59.23 | SQ.M. |
| 2. | 0.5 X 16.50 X 6.12 | = | 50.49 | --- |
| 3. | 0.5 X 37.06 X 7.59 | = | 140.64 | --- |
| 4. | 0.5 X 37.06 X 7.34 | = | 136.01 | --- |
| 5. | 0.5 X 7.50 X 2.71 | | 10.16 | --- |
| 6. | 0.5 X 6.88 X 5.39 | | 18.54 | --- |
| TOTAL | | = | 415.07 | SQ.M. |

AREA UNDER ROAD WIDENING AREA CALC.:-
(12.00M.WIDE D.P. ROAD)

NET AREA

| | | | | |
|---|---|---|---|---|
| 1. | 0.5 X 11.49 X 5.12 | = | 29.41 | SQ.M. |
| 2. | 0.5 X 85.34 X 5.99 | = | 255.59 | --- |
| 3. | 0.5 X 85.34 X 5.99 | = | 255.59 | --- |
| 4. | 0.5 X 13.45 X 5.37 | = | 36.11 | --- |
| TOTAL AREA | | = | 576.70 | SQ.M. |

D.P.NALA AREA CALC.

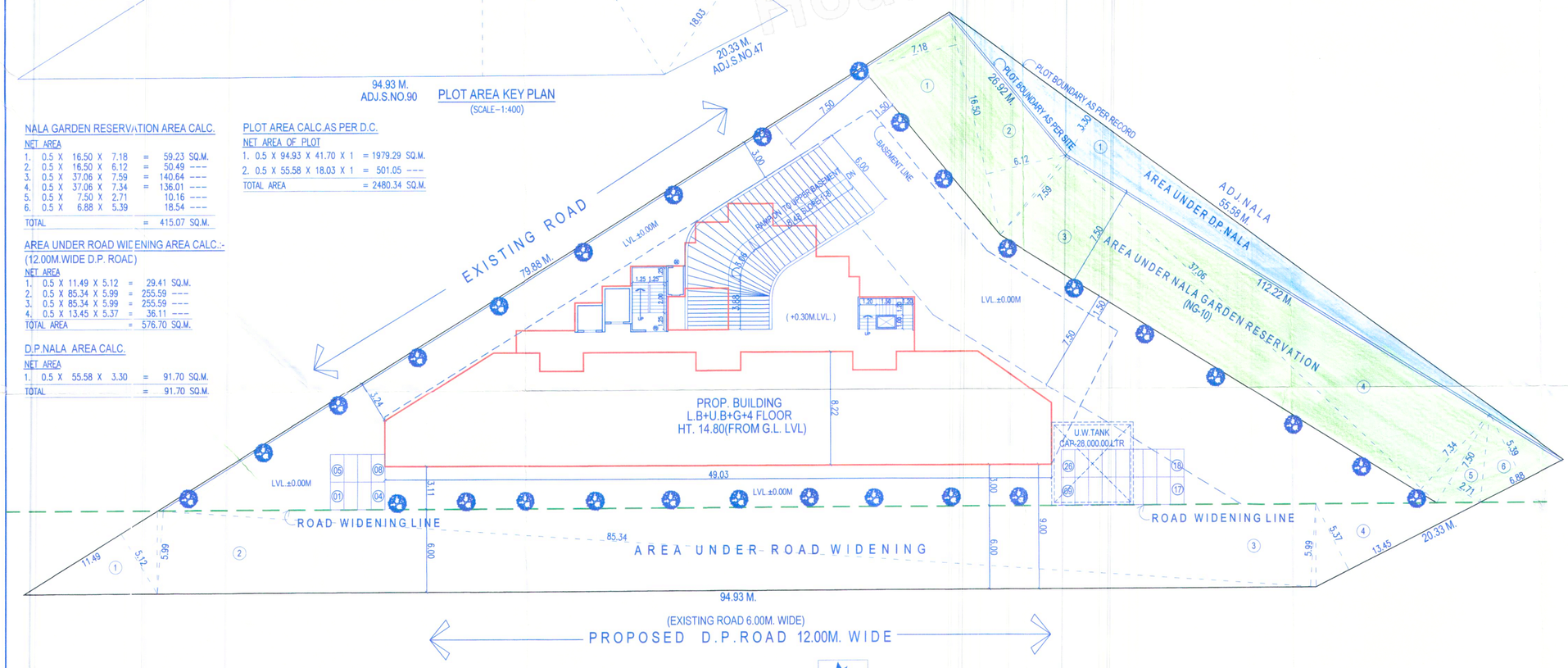
NET AREA

| | | | | |
|---|---|---|---|---|
| 1. | 0.5 X 55.58 X 3.30 | = | 91.70 | SQ.M. |
| TOTAL | | = | 91.70 | SQ.M. |

PLOT AREA CALC.AS PER D.C.

NET AREA OF PLOT

| | | | | |
|---|---|---|---|---|
| 1. | 0.5 X 94.93 X 41.70 X 1 | = | 1979.29 | SQ.M. |
| 2. | 0.5 X 55.58 X 18.03 X 1 | = | 501.05 | --- |
| TOTAL AREA | | = | 2480.34 | SQ.M. |




(EXISTING ROAD 6.00M. WIDE)
PROPOSED D.P.ROAD 12.00M. WIDE

**SITE PLAN**
(SCALE-1:200)
NORTH

PROFORMA - I

| PROP. BUILDING ON S.NO.91 AT -DHANORI, TAL.-HAVELI, DIST.- PUNE. | SHEET NO. 1 / 4 |
|---|---|

STAMP OF APPROVAL PLANS:-

नवीन-निवासी+व्यापारी- दि.25/06/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO./09.22/.23.....

Building Inspector  Assistant Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

## AREA STATEMENTS

| | | | SQ.M. |
|---|---|---|---|
| 1. | Area of plot (Minimum area of a,b,c to be considered) | | 2480.34 |
| | a) As per ownership document (7/12, CTS extract) | | 3100.00 |
| | b) As per measurement sheet | | 2480.34 |
| | c) As per site | | 2480.34 |
| 2. | Deductions for | | |
| | a) Proposed D.P./D.P. Road widening area/Service road/Highway widening | | 576.70 |
| | b) Nala Garden Reservation area | | 415.07 |
| | (Total a+b ) | | 991.77 |
| 3. | Balance area of plot (1-2) | | 1488.57 |
| 4. | Amenity space (if applicable) | | |
| | a) Required | | – |
| | b) Adjustment of 2(b),if any | | – |
| | c) Balance proposed | | – |
| 5. | Net plot area(3-4(c)) | | 1488.57 |
| 6. | Recreational Open space (if applicable) | | |
| | a) Required | | – |
| | b) Proposed | | – |
| 7. | Internal road area | | – |
| 8. | Plotable area (if applicable) | | – |
| 9. | Built up area with reference to basic F.S.I. as per front road width (Sr.No. 8 X 1.1 ) | | 1637.42 |
| 10. | Addition of F.S.I. on payment of premium | | |
| | a) Maximum permissible premium F.S.I.-Based on road width/TDR zone | | – |
| | b) Proposed F.S.I. on payment of premium | | – |
| 11. | In-situ FSI/TDR loading | | |
| | a) In-situ area against D.P. road [2.0xsr.no.2(a)],if any | | – |
| | b) In-situ area against Amenity space if handed over [2.0 OR 1.85 xsr.no.4(b)and/or(c)] | | – |
| | c) In-situ area against Nala Garden Reservation area[sr.no.2(b)] | | – |
| | d) TDR area (0.65) | | – |
| | e) Total in-situ/TDR loading proposed(11 (a)+(b)+(c) | | – |
| 12 | Additional FSI area under chapter no.7 | | – |
| 13. | Total entitlement of FSI in the proposal | | – |
| | a) [9+10(b)+11(d) or 12 whichever is applicable | | 1637.42 |
| | b) Ancillary area FSI upto 60% or 80% with payment of charges | | |
| | 1) For Commercial (562.92/1.80X0.80) | 250.19 | 1082.52 |
| | 2) For Residential (1637.42-250.19=1387.23X0.60) | 832.33 | |
| | c) Total entitlement (a+b) | | 2719.94 |
| 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 6.4 as applicable)x1.6 or 1.8] | | 8779.10 |
| 15. | Total Built-up Area in proposal (excluding area at sr.no.17b) | | |
| | a) Existing Built-up Area | | |
| | b) Proposed Ancillary F.S.I. | | 639.68 |
| | c) Proposed Regular F.S.I. | | 1637.42 |
| | d) Proposed Built-up Area (as per p-line) | | 2277.10 |
| 16. | F.S.I.Consumed(15d/13)(should not be more than serial no.14 above) | | 0.837 |
| 17. | Area For Inclusive Housing,if any | | |
| | a) Required ( 20% of sr.no.5 ) | | – |
| | b) Proposed | | – |

## 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 doccument of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

SIGNATURE
(Name of Architect/Licensed Engineer/Supervisor.)

## LEGEND

| | | | |
|---|---|---|---|
| 1. | PLOT BOUNDRY | THK BLACK | |
| 2. | PROPOSED WORK | THK RED | |
| 3. | WATER LINE | DOTT.BLACK | |
| 4. | DRAINAGE LINE | DOTT.RED | |
| 5. | EXST. WORK RETAINED. | BLUE HATCH | |
| 6. | ROAD WIDENING LINE | GREEN DOTTED | |

## OPENINGS SCHEDULE

| | | | |
|---|---|---|---|
| D. | 1.05 X 2.10 | W. | 1.80X1.20 |
| D1. | 0.91 X 2.10 | W1. | 1.50X1.20 |
| D2. | 0.75 X 2.10 | W2. | 1.20X1.20 |
| FD. | 1.80 X 2.10 | W3. | 0.60X1.20 |
| | | V1. | 0.60X1.20 |
| | | V. | 0.60X0.90 |

## 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 - TIRUPATI TINGRE BUILTCON THRO' PARTNERS

1) Mr - SURESH VITTHALRAO PATIL

2) Mr. RAMMURTI VITTHALRAO GHATE.

3) Mr. DINESH GULABRAO TINGRE

SIGN.OF L.ENGINEER (L.NO.396/2023)

L.ENGINEER


**SOMNATH KERUR**
ARCH.CONSULTANT & ENGINEERS
Office No.402&403,"HERAMB COMPLEX"S.No.42, Cts No.228, Kasturba Housing Society, Bh.Saraswat Bank, Alandi Road, Pune-411015.,Mob.No.8380001590 & 91.
EMAIL-somnathkerurandassa.90@gmail.com & skassociates.91@gmail.com


| Job No. | Drg. No. | Scale | Drawn by | Checked by | Date |
|---|---|---|---|---|---|
| | | 1:200 | NAVANATH | S.K. | 13.06.2023 |

Housiey.com