

BUILDING WISE F.S.I. STATEMENT				
FLOOR	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	SHOPS NO	TENNA RESI. AREA
A BUILDING	2753.39	16465.10	73	166
B BUILDING	-	2972.05	-	38
BUNGALOW	-	394.61	-	1
TOTAL	2753.39	19831.76	73	205

A BUILDING FLOOR WISE F.S.I. STATEMENT				
FLOOR	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	SHOPS NO	TENNA RESI. AREA
BASEMENT 1	-	31.58	-	-
BASEMENT 2	-	31.58	-	-
GROUND FLOOR	807.19	811.32	20	807.19
GR. @ MEZZ.	591.40	-	-	-
1ST FLOOR	1354.80	-	33	1354.80
2ND FLOOR	-	1282.36	-	12
3RD FLOOR	-	1171.40	-	12
4TH FLOOR	-	1171.40	-	12
5TH FLOOR	-	1171.40	-	12
6TH FLOOR	-	1171.40	-	12
7TH FLOOR	-	1171.09	-	11
8TH FLOOR	-	1171.40	-	12
9TH FLOOR	-	1171.40	-	12
10TH FLOOR	-	1171.40	-	12
11TH FLOOR	-	1171.40	-	12
12TH FLOOR	-	1171.09	-	11
13TH FLOOR	-	1171.40	-	12
14TH FLOOR	-	1171.40	-	12
15TH FLOOR	-	1171.40	-	12
TOTAL	2753.39	16465.10	73	166

WATER CALCULATION

O.H. WATER TANK :- 205 TEN. x 135 LTRS. x 5 PERSONS
= 138375.00 LIT.
COMM. - 2753.39 / 3 PER = 917.80
917.80 X 45 = 41301.00
TOTAL RES+COMM = 138375.00 + 41301.00 = 179676.00 LIT.
FIRE = 179676.00 + 45000(FIRE)
O.H. WATER TANK = 224676.00 LIT
U.G. WATER TANK :- 179676.00 x 1.5
REQD. CAPACITY = 269514.00 + 50000.00 LTRS.
PROVIDED CAPACITY = 319514.00 LTRS.
= 320500.00 LTRS.

CONSTRUCTION AREA STATEMENT IN SQ.M.				
TYPE OF BUILDING	FSI AREA		NON FSI AREA	
	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	BASEMENT 1 PARKING	CONSTRUCTION AREA
A BUILDING	-	16465.10	-	19740.68
B BUILDING	-	2972.05	-	3772.05
BUNGALOW	-	394.61	-	519.61
BASEMENT	-	-	-	-
TOTAL	2753.39	19831.76	8577.62	17155.24

SANITATION DETAILS

Building Use	Rule Name	By Rule	Required	Proposed
Commercial	No. Of Persons	1st Male or Female	Male = 297, Female = 287	Male = 297, Female = 287
Common Toilet	Water Closet	15	12	25
	Urinal	4 for 71-100	4	0
Commercial	Water Closet	50	6	12
Public Toilet	Urinal	1 for 50	6	0

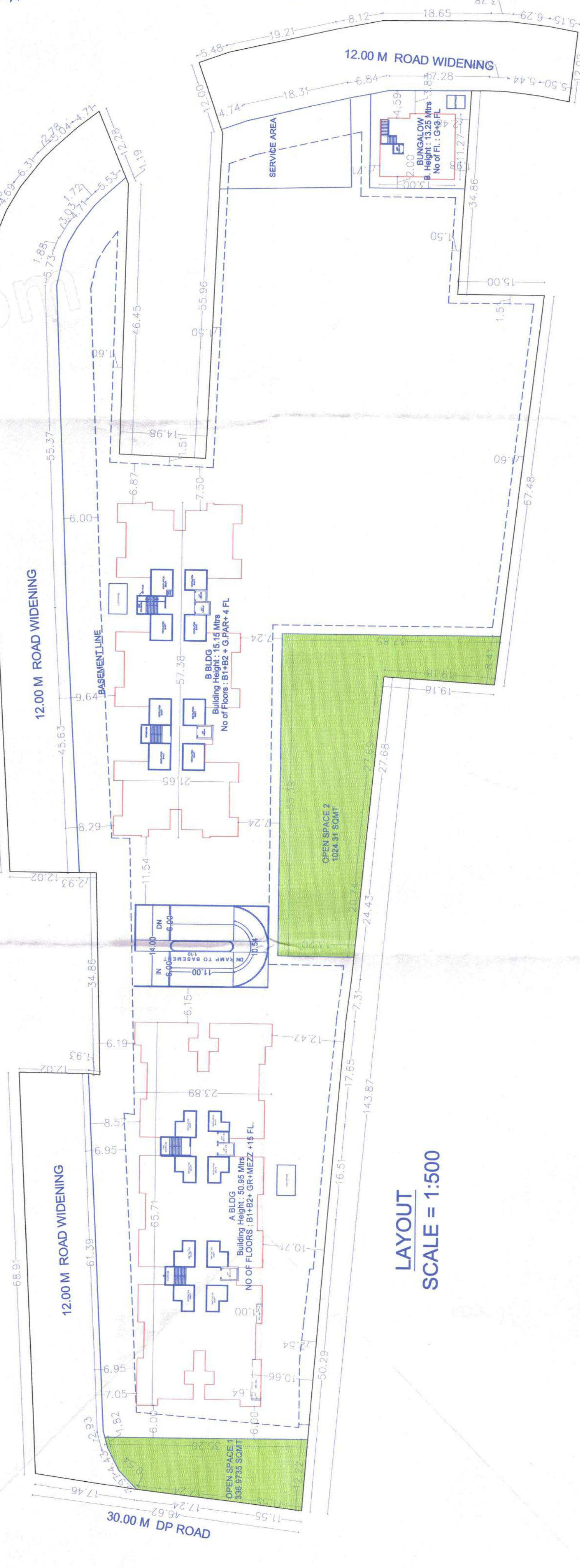
PARKING DETAILS

Type	Carpet/FSI area	Required	Proposed
Residential	for every two tena. bet. 40 - 80	205 ten	515
Commercial	for every 100 sq.m. bet. 1821.57	19 ten	114
5% Visitor		5.15	26
Total		147	655

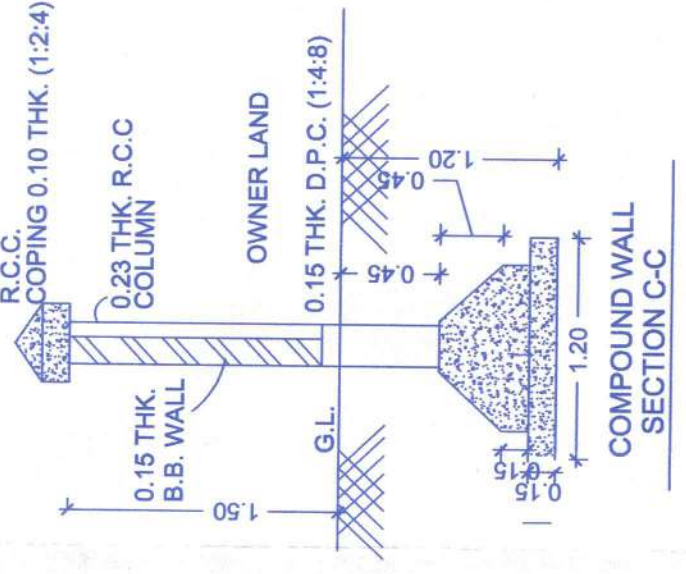
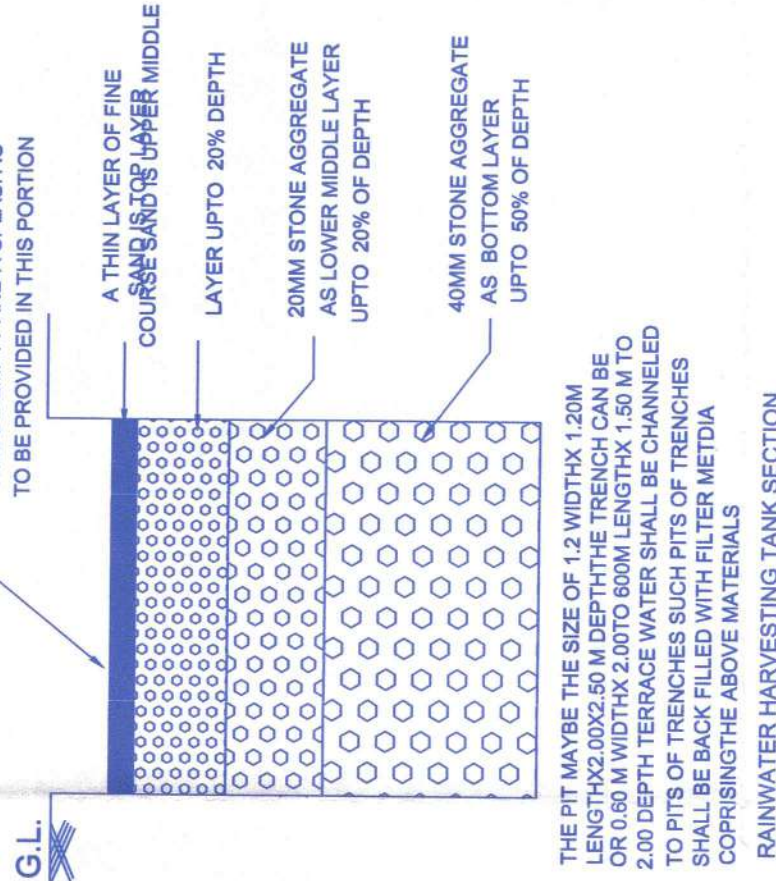
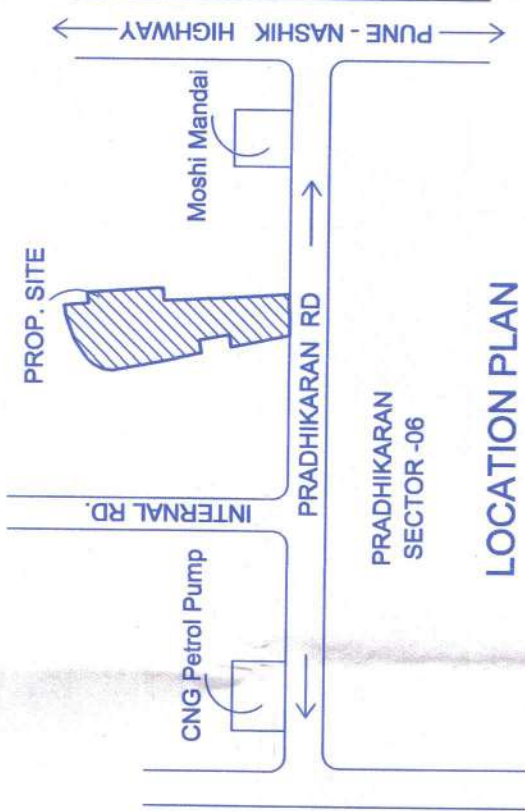
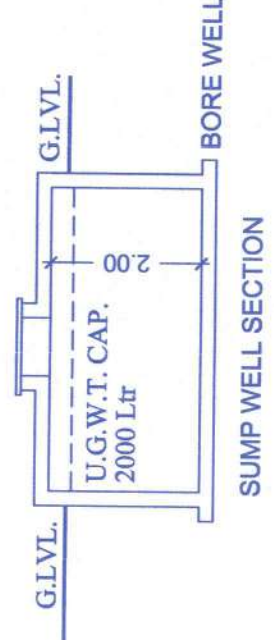
BUNGALOW FLOOR WISE F.S.I. STATEMENT			
FLOOR	RESIDENTIAL BUILT UP AREA	TENNA RESI. AREA	TOTAL F.S.I. AREA
GROUND FLOOR	14.36	-	14.36
1ST FLOOR	138.84	1	138.84
2ND FLOOR	102.23	-	102.23
3RD FLOOR	139.18	-	139.18
TOTAL	394.61	1	394.61

A BUILDING REFUSE AREA STATEMENT			
12 TEN X 3 FL. 30X5 =	180		
180X 0.3 =	54.00 SQMT		
REQ. REFUSE AREA =	54.00 SQMT		
PRO. REFUSE AREA =	54.36 SQMT		

MAHADA AREA STATEMENT			
MIN. REQ. AREA	2737.23		
PROP. AREA	2745.43		
MAHADA TOTAL TEN. NO.	38		



LAYOUT
SCALE = 1:500



STAMP OF APPROVAL

Sanctioned No. B.P. / Borkhadead / 27/2022
Subject to conditions mentioned in the
Office Order No. 0210612022
even dated 02/06/2022
Plmrf
Date 02/06/22

Q. C. Signed by
Joint City Engineer
Pune-18

AREA STATEMENT -		SQ.M.
1	AREA OF PLOT (Minimum area of 1.5 to be considered)	
a)	As per ownership document (7/12.CTS extract)	
b)	As per measurement sheet	
c)	As per site	15631.11
d)	Net gross plot area	0.00
2	Deduction for	0.00
a)	Proposed D.P.O.P. Road widening Area (Service Road Highway Widening)	3168.15
b)	Any Reservation area	0.00
c)	Any Reservation area	0.00
3	Balance area of Plot (1-2)	3168.15
4	Annuity Space (If applicable)	12441.86
a)	Required -	0.00
b)	Adjustment of 2(b), if any -	0.00
c)	Balance Proposed -	0.00
5	Net Plot Area (3-4(c))	12441.86
6	Recreational Open Space (If Applicable)	
a)	Required -	1244.20
b)	Proposed -	1361.28
7	Internal Road area	0.00
8	Pleasant area	0.00
9	Built up area With reference to Basic F.S.I. as per front road Width (Sr. No. 5000 F.S.I.)	13688.16
10	Addition of Existing TDR	0.00
11	Total Permissible FSI	0.00
	Existing Built-up Area.	0.00
	Balance FSI	13688.16
	In-situ FSI/TDR Loading	0.00
a)	Maximum Permissible Premium FSI - based on road Width TDR Zone	0.00
b)	Proposed FSI on Payment of Premium -	0.00
11	In-situ FSI/TDR Loading	0.00
a)	In-situ area against D.P. road (2.0xSr. No. 2 (a)), if any	0.00
b)	In-situ area against D.P. road (2.0xSr. No. 2 (a)), if any	0.00
c)	TDR Area Proposed	0.00
a)	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	0.00
a)	[9+10(b)+11(b)] or 12 whichever is applicable	13688.16
b)	Auxiliary Area FSI upto 80% or 80% With Payment of charges	6154.00
c)	Total entitlement (a+b)	19840.16
	Total Permissible FSI	19840.16
14	Maximum utilization limit of F.S.I. (building potential) permissible as per road (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8x or 1.8	0.00
15	Total built-up area in proposal (excluding area at Sr. No. 17 b)	0.00
a)	Proposed built-up Area (as per 'p-line') With Mahada	22885.15
b)	Proposed built-up Area (as per 'p-line') Without Mahada	19839.72
c)	Total	22885.15
16	Total built-up area in proposal (excluding area at Sr. No. 17 b)	19839.72
a)	Area for inclusive Housing, if any	13688.16 X 20%
b)	Proposed built-up Area	2737.23
	Proposed Tenements	205
	Proposed Parking	147
	Req. Parking	655

Certificate to Area:
Certified that the plot under reference was surveyed by ml on--- and the dimensions of site etc. of plot stated on plan are as measured on site and the same are correct and true and the same are as per the Survey Report / Scheme Records/ Land Records Department City Survey records.

REGISTRATION NO. CA92 14812

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plan approved by the Joint City Engineer, Pune-18 and execute the structure as per approved plans. Also I/We would execute the work of the structure as per approved plans so as to ensure the quality and safety at the work site.

PROJECT:
RESIDENTIAL & COMMERCIAL BUILDING
GAT NO - 741(P)/755(P)/756(P)/757(P), 753 (P)
AT. VILLAGE - MOSH-BORADEWADI
ARCHITECT :
ANURADHA GOVARDHAN
10