

B.P. LAYOUT PLAN

32201 B.P. Plan No. 08/11/24  
 APPROVED SUBJECT CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. 55/34/33/24  
 Building Inspector Deputy Engineer P.M.C.  
 (B.P.D.P. Zone No. 1, P.M.C.)



A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a,b,c to be considered)	7900.00
	a) As per ownership document (7/12, CTS extract)	7900.00
	b) as per measurement sheet	7923.30
	c) as per site	7923.30
2	Deductions for	0.00
	a) Existing Road widening Area	0.00
	b) Proposed D.P. / D.P. Road widening Area	0.00
	c) Any Reservation Area	0.00
	Total (a+b+c)	0.00
3	Balance Area of Plot (1-2)	7900.00
4	Amenity Space (if applicable)	0.00
	a) Required	790.00
	b) Adjustment of 2(b), if any -	790.00
	c) Balance Proposed	0.00
5	Net Plot Area (3-4(c))	7110.00
6	Recreational Open Space (if applicable)	0.00
	a) Required	790.00
	b) Proposed	790.00
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 X 1.10	7821.00
10	Addition of F.S.I. on Payment of Premium	0.00
	a) Maximum permissible premium FSI (7900 X 0.50)	3950.00
	b) Proposed premium FSI	0.00
11	In-Situ FSI / TDR loading	0.00
	a) In-Situ area against D.P. road [ 2.0 x Sr. No. 2(b), if any	0.00
	b) In-Situ area against Amenity Space if handed over 2.0 or .85 x Sr. No. 4(b) and / or (c) ]	0.00
	c) Required TDR area (Sr. No. 1 x 1.15) - 11a	0.00
	d) Total in situ / TDR loading proposed ( 11 (a) + (c)	0.00
	e) Proposed TDR	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(e) ] or 12 whichever is applicable	7821.00
	b) Perm. Ancillary Area FSI upto 60% with payment of charges =	4692.60
	c) Total Proposed Ancillary Area with payment of charges	4413.00
	d) Total entitlement ( 13a+c )	12234.00
	Maximum utilization limit of F.S.I. (building potential)	0.00
14	Permissible as per Road width { (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 }	0.00
15	Total Built-up Area in Proposal (excluding area at S.No. 17b)	12233.99
	a) Existing Built up area	0.00
	b) Proposed Comm. Built up Area ( as per 'Pline' )	0.00
	c) Proposed Res. Built up Area ( as per 'Pline' )	12233.99
	d) Total (a+b+c)	12233.99
16	F.S.I. Consumed ( 15/13d ) ( should not be more than serial No. 14 above )	1.00
17	Area for Inclusive Housing, if any	0.00
	a) Required ( 7821.00 X 20 % )	1564.20
	b) Proposed	1593.53

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	12233.99
02	NON F.S.I.	-
	2.1 INCLUSIVE HOUSING	1593.53
	2.2 REFUGE AREA	175.62
	2.3 PARKING AREA OF BLDG.	3365.00
	2.4 BASEMENT AREA	10585.00
	ANY OTHER	-
3	3.1 CLUB HOUSE	118.50
	3.2 SWIMMING POOL	0.00
	3.3 LIFT AREA	25.08
	3.4 FORMED TERRACE AREA	424.58
	3.5 SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1000.00
	TOTAL NON F.S.I	17287.31
	TOTAL F.S.I. AREA + TOTAL NON F.S.I ( 12233.99 + 17287.31 )	29521.30



LOCATION PLAN

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	2	1	2
REQUIRED PARKING FOR 54 TENEMENTS	54	27	54
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 84 TENEMENTS	84	42	84
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 28 TENEMENTS	28	28	28
TOTAL	166	97	166
5% ADDITION PARKING	5	5	8
TOTAL	102	102	174
TOTAL REQ. PARKING	102 X 12.50	174 X 2.00	
TOTAL AREA	1275.00	348.00	
TOTAL PARKING AREA		1623.00	

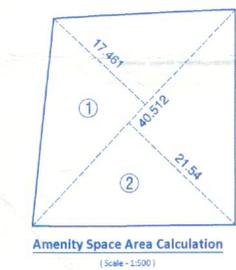
COMPOSITE PARKING SCOOTER CONVERTED TO CAR	174/6 = 29
MAX. PERMI. CAR PARKING	102 X 1.50 = 153
PROP. CAR PARKING	153

BUILDING WISE FSI STATEMENT							
S.NO.	WING	FLOOR	BLDG. HT. For Gr. Lvl.	RESI. B/UP AREA	INCLUSIVE HOUSING	LIFT AREA	TEN. NO.
1.	A1	B1 + B2 + Par. + 14 Fl.	44.35 M	1684.15	1593.53	8.36	54
2.	A2	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
3.	A3	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
4.	A4	B1 + B2 + Par. Fl.	3.75 M	0	0.00	0	0
5.	A5	B1 + B2 + Par. + 14 Fl.	44.35 M	5274.92	0.00	8.36	56
6.	A6	B1 + B2 + Par. + 14 Fl.	44.35 M	5274.92	0.00	8.36	56
TOTAL B/UP AREA =			0.00	12233.99	1593.53	25.08	166

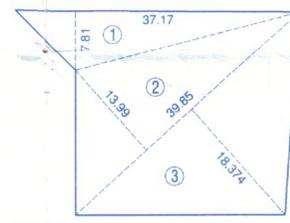
F.S.I. STATEMENT IN SQ.M. (WING A1)					
FLOOR	RESI.	INCLUSIVE HOUSING	LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO.
1ST FL.	240.47	0.00	8.36	above Gr. Lvl. 44.35 M	4
2ND FL.	0.00	240.47			4
3RD FL.	0.00	240.47			4
4TH FL.	0.00	240.47			4
5TH FL.	0.00	240.47			4
6TH FL.	0.00	240.47			4
7TH FL.	0.00	240.47			4
8TH FL.	45.31	150.71		above Stilt Fl. 40.60 M	3
9TH FL.	240.47	0.00			4
10TH FL.	240.47	0.00			4
11TH FL.	240.47	0.00			4
12TH FL.	240.47	0.00			4
13TH FL.	196.02	0.00			3
14TH FL.	240.47	0.00			4
TOTAL	1684.15	1593.53	8.36		54.00

F.S.I. STATEMENT IN SQ.M. (WING A5)				
FLOOR	NET B/UP AREA Resi.	LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO.
1ST FL.	376.78	8.36	above Gr. Lvl. 44.35 M	3
2ND FL.	376.78			3
3RD FL.	376.78			3
4TH FL.	376.78			3
5TH FL.	376.78			3
6TH FL.	376.78			3
7TH FL.	376.78			3
8TH FL.	376.78		above Stilt Fl. 40.60 M	3
9TH FL.	376.78			3
10TH FL.	376.78			3
11TH FL.	376.78			3
12TH FL.	376.78			3
13TH FL.	376.78			3
14TH FL.	376.78			3
TOTAL	5274.92	8.36		42.00

F.S.I. STATEMENT IN SQ.M. (WING A6)				
FLOOR	NET B/UP AREA Resi.	LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO.
1ST FL.	376.78	8.36	above Gr. Lvl. 44.35 M	3
2ND FL.	376.78			3
3RD FL.	376.78			3
4TH FL.	376.78			3
5TH FL.	376.78			3
6TH FL.	376.78			3
7TH FL.	376.78			3
8TH FL.	376.78		above Stilt Fl. 40.60 M	3
9TH FL.	376.78			3
10TH FL.	376.78			3
11TH FL.	376.78			3
12TH FL.	376.78			3
13TH FL.	376.78			3
14TH FL.	376.78			3
TOTAL	5274.92	8.36		42.00

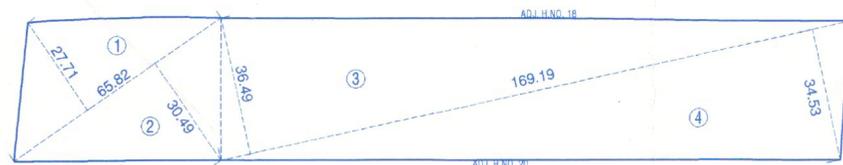


AMENITY SPACE AREA CALCULATION		
1)	40.512 X 17.461 X 0.50	= 353.69
2)	40.512 X 21.54 X 0.50	= 436.31
TOTAL		= 790.00

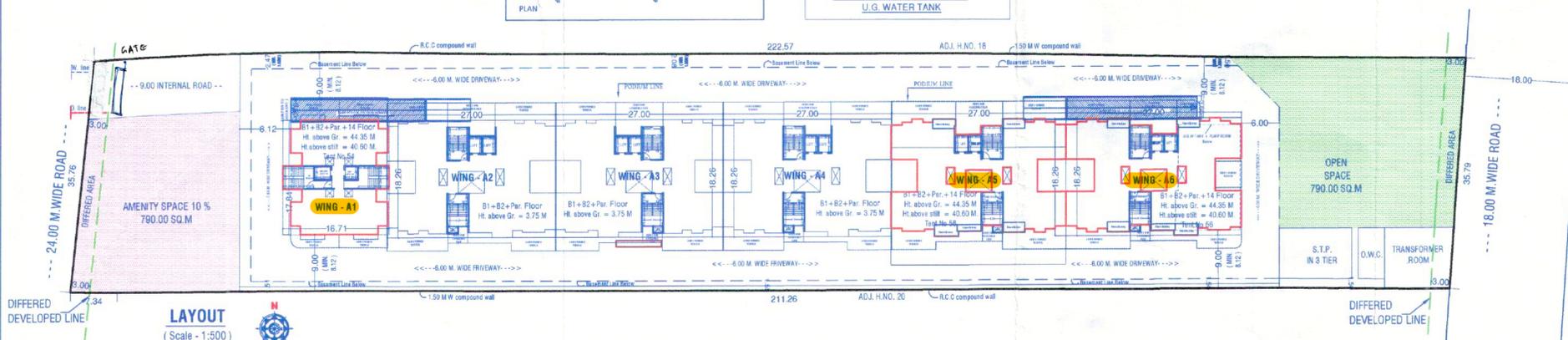
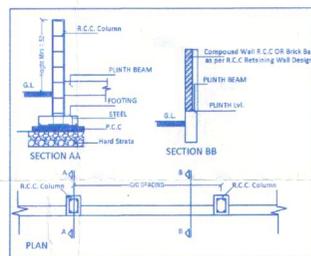


OPEN SPACE AREA CALCULATION		
1)	37.17 X 7.810 X 0.50	= 145.15
2)	39.85 X 13.99 X 0.50	= 278.75
3)	39.85 X 18.374 X 0.50	= 366.10
TOTAL		= 790.00

TOTAL WATER CALCULATION		
For Residential		
WATER REQUIRED AS PER RULE NO. OF PERSON X 135		
166	X 5	X 135 = 112050
ADD FIRE FITTING = 20000 X 3 = 60,000.00 LTRS.		
TOTAL = 1,12,050 + 60,000 = 1,72,050.00 LTRS.		
SAY, 1,72,500.00 LTRS.		
SUMP WELL CAPACITY.		
112050	X 1.5	= 168075.00
ADD FIRE FITTING = 75000 X 3 = 2,25,000.00		
SAY TOTAL = 1,68,100.00 + 2,25,000.00 = 3,93,100.00 LTRS.		



PLOT AREA CALCULATION		
1)	65.82 X 27.71 X 0.50	= 911.94
2)	65.82 X 30.49 X 0.50	= 1003.43
3)	169.19 X 36.49 X 0.50	= 3086.87
4)	169.19 X 34.53 X 0.50	= 2921.07
TOTAL		= 7923.30
AREA AS PER 7/12		= 7900.00



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.

OWNER SIGN.  
 Shri. LAXMAN PARSHURAM JADHAV & OTHERS THROUGH POH

Shri. RAJJEET ASHOK DARAK

ARCHITECTS  
 AR. ANUJA DATIR

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DATE	SCALE	DRN BY	REV. DATE	REV. NO.
06.04.2024	1:500	PRASHANT		