

**F.S.I. STATEMENT = WING (A,B,C,D)**

WING	BUILD. HEIGHT	BUILT UP INCLUDING 160% ANCILLARY AREA	LIFT & LMR AREA	TENAMENT			
				1 RK	1 BHK	2 BHK	3 BHK
A	B+P+P+11 TH FL = 37.35 M.	4306.79	8.55	--	01	32	11
B	B+P+P+11 TH FL = 37.35 M.	4103.41	8.55	01	01	29	11
C	B+P+P FL = 6.00 M.	---	8.55	---	---	---	---
D	B+P+P FL = 6.00 M.	---	8.55	---	---	---	---
TOTAL		8410.20	34.20	01	02	61	22

**F.S.I. STATEMENT (AMENITY BUILDING)**

WING	BUILD. HEIGHT	BUILT UP INCLUDING 160% ANCILLARY AREA	LIFT & LMR AREA	ROOM
AMENITY BLD. (HOSPITAL)	B+G+S+5 TH FL = 25.45 M.	3462.13	19.22	42

**PARKING STATEMENT(WING-A AND B)**

NEW RULES REQUIRED	PARKING REQUIRED		CAR	SCOOTER
	1TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	2TEN. HAVING CARPET AREA 40 TO 80 SQ.M.		
WING - A	40 SQ.M. TO 8.00 SQ.M. 33 TENA.	80.00 SQ.M. TO 150.00 SQ.M. 11 TENA.	17	33
WING - B	40 SQ.M. TO 8.00 SQ.M. 31 TENA.	80.00 SQ.M. TO 150.00 SQ.M. 11 TENA.	16	31
TOTAL			56	86
	5% VISITORS PARKING		03	04
	TOTAL PARKING REQUIRED		58	90
	TOTAL PARKING PROVIDE		80	100

**BASEMENT EXCAVATION AREA**

WING-A+B+C+D (BASEMENT-1)

61.52X24.15X3.20X1.40 = 6655.97 SQ.M.

28.21X13.82X3.20X1.40 = 1808.50 SQ.M.

61.52X23.50X3.20X1.40 = 6476.83 SQ.M.

TOTAL AREA = 14941.30 SQ.M.

**PARKING UPKAR AREA**

WING - A, B, C, D (BASEMENT-1)

61.52X24.15 = 1485.71 SQ.M.

29.21X13.82 = 403.68 SQ.M.

61.52X23.50 = 1445.72 SQ.M.

WING - A, B, C, D PARKING

29.35X11.75X2 = 789.73 SQ.M.

29.35X11.75X2 = 689.73 SQ.M.

WING - A, B, C, D PODIUM PARKING

56.28X14.10X2 = 1587.07 SQ.M.

17.01X25.82 = 439.20 SQ.M.

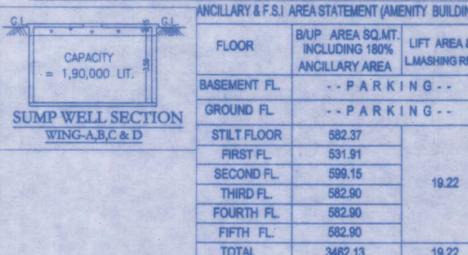
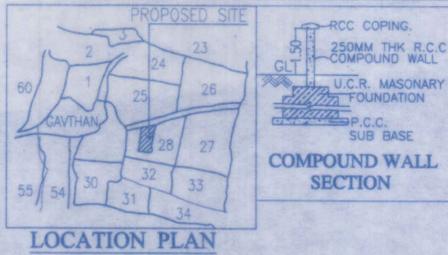
TOTAL AREA = 6620.84 SQ.M.

**ANCILLARY & F.S.I. AREA STATEMENT (WING-A)**

FLOOR	BUP AREA SQ.MT. INCLUDING 160% ANCILLARY AREA	LIFT AREA & LAMSHING RM.	TENAMENT		
			1 BHK	2 BHK	3 BHK
BASEMENT FL.	---	---	---	---	---
GROUND FL.	---	---	---	---	---
STILT FL.	---	---	---	---	---
FIRST FL.	373.19		01	02	01
SECOND FL.	393.36		01	03	01
THIRD FL.	393.36		01	03	01
FIFTH FL.	393.36		01	03	01
SIXTH FL.	393.36		01	03	01
SEVENTH FL.	393.36	8.55	01	03	01
EIGHTH FL.	393.36		01	03	01
NINTH FL.	393.36		01	03	01
TENTH FL.	393.36		01	03	01
ELEVENTH FL.	393.36		01	03	01
TOTAL	4306.79	8.55	01	32	11

**ANCILLARY & F.S.I. AREA STATEMENT (WING-B)**

FLOOR	BUP AREA SQ.MT. INCLUDING 160% ANCILLARY AREA	LIFT AREA & LAMSHING RM.	TENAMENT			
			1 RK	1 BHK	2 BHK	3 BHK
BASEMENT FL.	---	---	---	---	---	
GROUND FL.	---	---	---	---	---	
STILT FL.	---	---	---	---	---	
FIRST FL.	373.19		01	02	01	
SECOND FL.	393.36		01	03	01	
THIRD FL.	393.36		01	03	01	
FIFTH FL.	393.36		01	03	01	
SIXTH FL.	393.36		01	03	01	
SEVENTH FL.	393.36	8.55	01	03	01	
EIGHTH FL.	393.36		01	03	01	
NINTH FL.	393.36		01	03	01	
TENTH FL.	393.36		01	03	01	
ELEVENTH FL.	189.98		01	03	01	
TOTAL	4103.41	8.55	01	01	29	11



**WATER STORAGE CAPACITY**

BUILDINGS	NOS OF WING	Q/H WATER TANK/ CAPACITY (ltrs) + FIRE FIGHTING	G WATER TANK CAPACITY (ltrs) + FIRE FIGHTING
'A'	1 NOS	30,000+20,000	45,000+50,000
'B'	1 NOS	30,000+20,000	45,000+50,000
'C'	1 NOS	---	---
'D'	1 NOS	---	---
TOTAL	4 NOS	60,000+40,000	90,000+1,00,000

**AMENITY SPACE**

(AREA BY TRIANGULATION METHOD)

01) 0.50 X (24.28+23.34) X 59.83 = 1424.55 SQ.M

02) 0.50 X 2.43 X 8.62 = 10.47 SQ.M

03) 0.50 X 2.97 X 5.82 = 8.64 SQ.M

04) 0.50 X (3.04+3.46) X 13.08 = 42.51 SQ.M

05) 2/3 X 0.38 X 3.56 = 0.90 SQ.M

06) 0.50 X 5.43 X 12.59 = 34.18 SQ.M

TOTAL AREA = 1521.25 SQ.M.

**F.S.I. & NON F.S.I. AREA STATEMENT**

SR.NO.	DESCRIPTION	SQ.M.
TOTAL 1	Total FSI+ancillary area	8410.20
1.1	Amenity building area	3462.13
2	NON F.S.I. AREA	---
2.1	PROP. BALC.	---
2.2	STAIRCASE AREA	---
2.3	TERRACE AREA	---
2.4	DRY BALC. AREA	---
2.5	LMR. AREA	60.00
2.6	STILT/PODIUM AREA	14,000.00
2.7	CLUB HOUSE	166.00
2.8	SERVICE AREA	300.00
TOTAL 2	TOTAL NON F.S.I. AREA	14,526.00
TOTAL 1+1.1+2	TOTAL F.S.I.+NON F.S.I.	26,398.33

**OPEN SPACE AREA CALC. - 1**

(AREA BY TRIANGULATION METHOD)

01) 35.25 X 14.10 = 497.02 SQ.M. LESS

02) AREA OF TRI. = 0.50 X 4.36 X 3.82 = 8.33 SQ.M.

AREA OF CHORD = 2/3 X 5.81 X 1.03 = 3.99 SQ.M.

8.33 - 3.99 = 4.34 SQ.M.

03) AREA OF TRI. = 0.50 X 4.30 X 3.39 = 7.29 SQ.M.

AREA OF CHORD = 2/3 X 5.45 X 1.06 = 3.85 SQ.M.

7.29 - 3.85 = 3.44 SQ.M.

TOTAL AREA = 504.80 SQ.M.

**ADDITIONAL OPEN SPACE AREA**

A) 4.91 X 14.10 = 69.24 SQ.M.

B) 4.00 X 5.71 = 22.84 SQ.M.

C) AREA OF TRI. = 0.50 X 4.00 X 4.05 = 8.10 SQ.M.

AREA OF CHORD = 2/3 X 4.99 X 0.72 = 2.39 SQ.M.

8.10 - 2.39 = 5.71 X 2 SQ.M. = 11.42 SQ.M.

TOTAL AREA = 103.50 SQ.M.

TOTAL AREA OF OPEN SPACE 1(504.80+103.50) = 608.30 SQ.M.

**CLUB HOUSE AREA**

1) 7.81 X 7.08 = 55.29 SQ.M.

NET OPEN SPACE AREA = OPEN SPACE AREA - CLUB HOUSE AREA = 608.30 - 55.29

NET OPEN SPACE AREA = 553.01

**OPEN SPACE AREA CALC. - 2**

(AREA BY TRIANGULATION METHOD)

01) 0.50 X (5.79+6.29) X 17.92 = 108.23 SQ.M.

02) 0.50 X (14.44) X 5.59 = 40.35 SQ.M.

03) 0.50 X (13.91+13.87) X 29.358 = 407.78 SQ.M.

04) 0.50 X (6.89+6.91) X 15.71 = 108.39 SQ.M.

05) AREA OF TRI. = 0.50 X 3.14 X 1.77 = 2.78 SQ.M.

AREA OF CHORD = 2/3 X 3.56 X 0.38 = 0.90 SQ.M.

2.78 - 0.90 = 1.88 SQ.M.

TOTAL AREA = 666.63 SQ.M.

**CLUB HOUSE AREA**

1) 12.12 X 5.00 = 60.60 SQ.M.

NET OPEN SPACE AREA = OPEN SPACE AREA - CLUB HOUSE AREA = 666.63 - 60.60

NET OPEN SPACE AREA = 606.03

**PLOT AREA CALCULATION**

S. NO.28/2A/3 (PART)

(AREA BY TRIANGULATION METHOD)

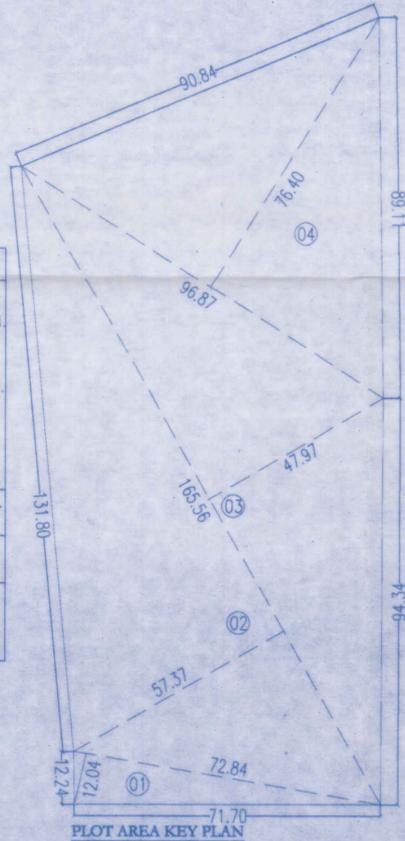
1) 0.50 X 72.84 X 12.04 = 438.50 SQ.M

2) 0.50 X 165.56 X 57.37 = 4749.09

3) 0.50 X 165.56 X 47.97 = 3970.96

4) 0.50 X 98.87 X 76.40 = 3790.43

TOTAL PLOT AREA = 12858.98 SQ.M.



**LAYOUT OF BUILDING**

APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENTS  
CERTIFICATE NO. CC/100/75/25  
Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT	SQ.M.
AREA OF PLOT (Minimum area of a,b to be considered)	12403.00
a) As per ownership documents (7/12,CTS extract)	12403.00
b) As per site	12858.98
02 DEDUCTION FOR	
a) 24.00 M.W. EXISTING ROAD WIDENING AREA	431.70
b) 24.00 M.W. PROPOSED ROAD WIDENING AREA	393.98
c) 60.00 M DIFFERED D.P. ROAD	1605.98
d) 12.00 M DIFFERED SERVICE ROAD	1059.27
e) TOTAL (a+b)	825.66
03 BALANCE AREA OF PLOT(1-2)	11577.32
04 AMENITY SPACE (IF APPLICABLE)	
a) Required as previous committed	1157.73
b) Balance Proposed 2(a)-	---
c) Balance Proposed-(committed sanctioned as per PMRDA) = 1521.25	1521.25
05 NET PLOT AREA 3-4(c)	10056.07
06 Recreational Open Space (if applicable)	
a) Required S.no3 of 10%	1157.73
b) Proposed-	1274.93
07 Built up area with reference to Basic F.S.I.(no5X1,10)	11061.67
08 3.00 M. AREA LEFT TO MAKE 12.00M. INTERNAL ROAD	332.29
09 Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI - based on road width/TOD Zone=(1-4c)X0.50=5440.87	---
b) Proposed FSI on payment of premium	---
10 In-Situ FSI/TDR loading	
a) AREA UNDER 24.00 M.W. EXISTING ROAD WIDENING(431.70X2)	---
b) AREA UNDER 24.00 M. ADDITIONAL ROAD (393.98X2)	---
TDR area[(1-4c)X1.15]=12514.01-787.96	---
e) Total in-Situ/TDR loading proposed (a+b+c)	---
11 TOTAL PERMISSIBLE F.S.I.	11061.67
12 AREA RETAINED AS PER OLD RULES	---
13 Balance Entitlement of FSI in the proposal as per New rules	
a) [7+9(b)+10(a+b+c+d)] whichever is applicable.	11061.67
b) Ancillary Area FSI upto 60% with payment of charges.	3153.97
c) Total entitlement (a+b)	14215.64
14 Maximum utilization limit of F.S.I (12+13c) (building potential) Permissible as per Road	14215.64
15 Total Built-up Area in proposal.	
a) Existing/Retained Built-up Area.	---
b) Proposed Built-up Area.	8,410.20
c) Total (a+b)	8,410.20

**CERTIFICATE OF AREA**

THIS IS CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF PLOT MENTIONED ON PLAN AND IT'S AREA IS AS PER MEASUREMENT MENTIONED IN DEMARCATION. THE AREA FALLS WITH MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/LAND RECORD DEPARTMENT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON THE DOCUMENT PROVIDED BY THE OWNERS/POWER OF ATTORNEY HOLDES IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

**OWNER'S NAME INDEMNITY AND SIGN**

THE DESIGN AND MUNICIPAL DRAWING ARE PREPARED BASED ON INSTRUCTIONS, INFORMATION, SPECIFICATIONS AND ALL THE LEGAL DOCUMENTS GIVEN BY ME/US i.e. OWNER/POWER ATTORNEY HOLDER TO THE ARCHITECT. I/WE AS OWNERS/ POWER OF ATTORNEY HOLDER HAVE READ AND STUDIED ALL THE DRAWING ALONG WITH THIS DRAWINGS FOR SUBMISSIONS AND THEY ARE AS PER MY INSTRUCTION AND INFORMATION AND DOCUMENT GIVEN. BY ME/US i.e. OWNERS/ ATTORNEY HOLDER. THE RESPONSIBILITY OF TOTAL CONSTRUCTION ON SITE WILL BE FULLY TAKEN BY OWNERS/ POWER OF ATTORNEY HOLDERS

**LEGEND**

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

ARCHITECT'S SIGN: Shilpa  
OWNER'S (P.A.H.) SIGN: Devale

PROJECT  
PROPOSED BUILDING AT  
S.NO.28/2A/3(PART),UNDRI, PUNE.  
FOR - K-SQUARE ASSOCIATES THROUGH SHIVLING V KANADE & OTHERS

**VILAS TARWADI**  
ARCHITECTS & INTERIOR DESIGNERS  
"SIDDHI GOLD" 1ST FLOOR S.NO.39 D  
SHANKAR SHETH ROAD, NEAR MEERA SOCIETY,  
GULTEKADI, PUNE 411037 PH. 26456334  
EMAIL - vilastarwadi@gmail.com CA/92/14877.

DATE	SCALE	DRN BY	JOB NO.
17.02.2025	1:500	Sachin	

COMP 15-D/DWG/PUNDKULE AND KANADE -KANADE FAMILY/UNDRI 28/CORP./CORP. 9.8.2022

