F . S . I . STATEMENT

(WING - A + B + C) SQ.M.

WING	FLOOR AREA														LIFT AREA	LIFT M.RM.	TEN./SHOP NO. SHOP	OFFICE	TEN.
	GROUND	1ST.	2ND.	3RD.	4TH.	5TH.	6TH.	7TH.	8TH.	9TH.	10TH.	11TH.	12TH.	TOTAL					
A	199.19	105.23+196.41	----	----	----	----	----	----	----	----	----	----	----	500.83	8.36	--	06	01	10
B	289.47	132.10+202.59	----	----	----	----	----	----	----	----	----	----	----	624.16	8.36	--	09	--	26
C	----	506.82	506.82	506.82	506.82	506.82	506.82	506.93	489.16	506.93	506.93	506.93	----	5557.69	8.36	--	--	--	66
TOTAL	488.66	1143.15	506.82	506.82	506.82	506.82	506.82	506.93	489.16	506.93	506.93	506.93	----	6682.79	25.08	--	15	01	102

WATER TANK CAPACITY CALC. (BLDG. - A, B & C)

WING	COMMERCIAL: COMM. AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSONS	REQ.CAP. PER PERSON	TOTAL CAPACITY	RESIDENTIAL: TENE. NO.	REQ.CAP/ TEN	TOTAL CAPACITY	TOTAL COMM. + RESI.	FIRE FIGHTING	TOTAL O.H.W.T. CAPACITY	U.G.W.T. CAPACITY O.H.W.T.CAPX1.5	FIRE FIGHTING	TOTAL U.G.W.T. CAPACITY
WING -A	304.42	3	101	45	4545	10	675	6750	11295	20000	31295 LTR.	16942	50000	66942 LTR.
WING -B	421.57	3	141	45	6345	26	675	17550	23895	20000	43895 LTR.	35843	50000	85843 LTR.
WING -C	----	----	----	----	----	66	675	44550	44550	20000	64550 LTR.	66825	50000	116825 LTR.
TOTAL					10890	102		68850	79740	–	139740 LTR.	119610	200000	269610 LTR.

D.P.ROAD AREA CALC.(24.00 M.WIDE)

NET AREA

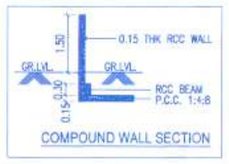
1. 0.5 X 64.68 X 2.99 X2 = 193.39 SQ.M.

TOTAL AREA = 193.39 SQ.M.

OPEN SPACE AREA CALC.

1. 0.5 X 28.78 X 13.10 = 188.51 SQ.M
2. 0.5 X 28.78 X 13.353 = 192.15 ---

TOTAL AREA = 380.66 SQ.M.



COMPOUND WALL SECTION

SECTION THROUGH U.GR.WATER TANK

BUILT-UP AREA STATEMENT : BASEMENT FLOOR

AREA OF BLOCK (ABCD) =

= 58.53 X 49.25 = 2882.60 SQ.M

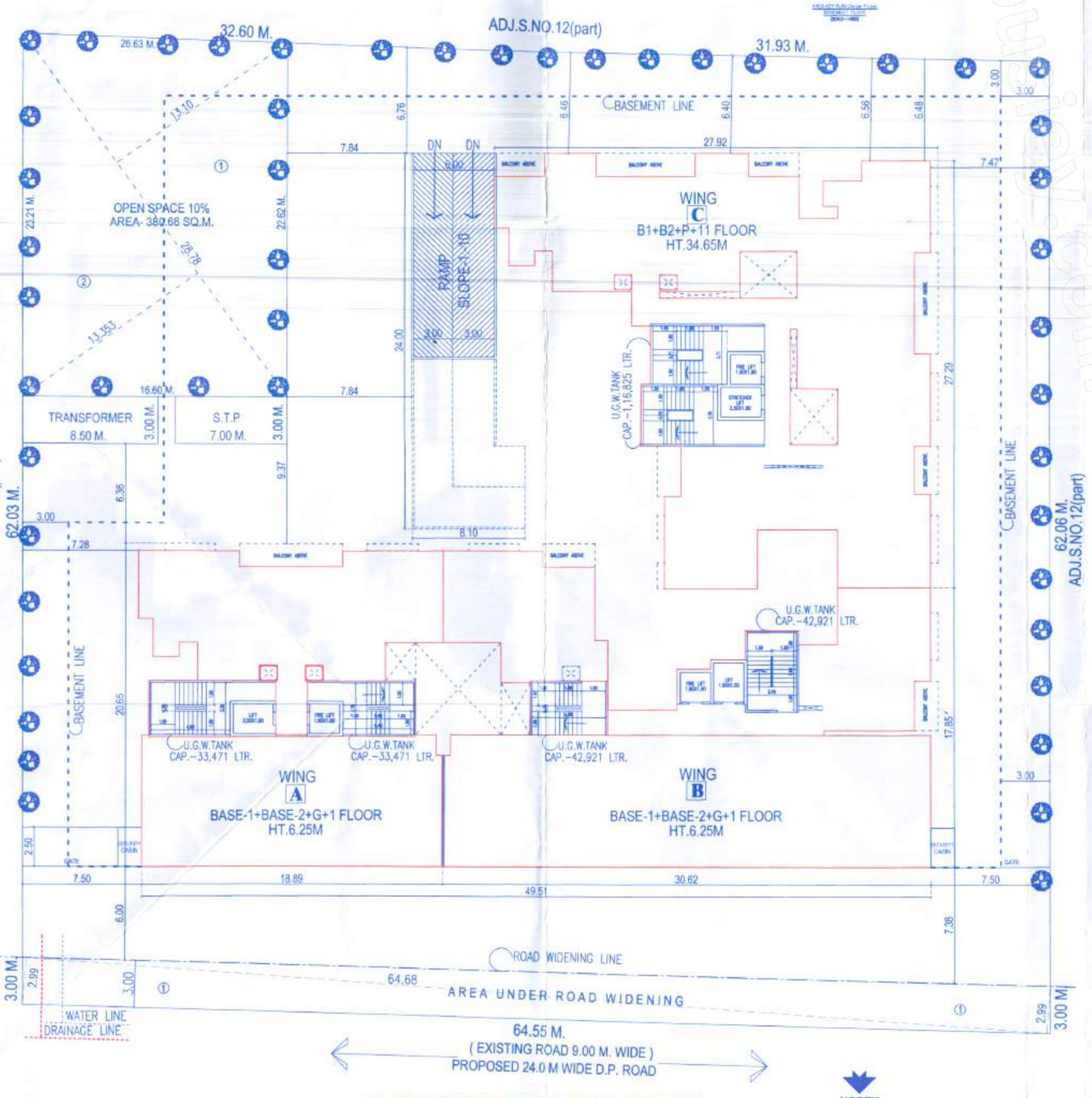
LESS. DEDUCTIONS :-

1. 5.98 X 27.28 X (1) = 163.13 SQ.M

TOTAL LESS. DEDUCTIONS = 163.13 SQ.M

NET AREA :2882.60 – 163.13= 2719.47 SQ.M

TOTAL BASEMENT AREA = 2719.47 SQ.M



LAYOUT OF BUILDING

(SCALE-1:200)

Required Parking Table As Per Rule

One Parking Space For Every	Required Parking: Car	Scooter	Visitor
Comm.Shop Having Carpet Up To 100 Sq.m.	2	6	–
2 Ten. Having Carpet Area Up To 40 Sq.m.	1	2	5%
2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	1	5	5%

Parking Area Calculations

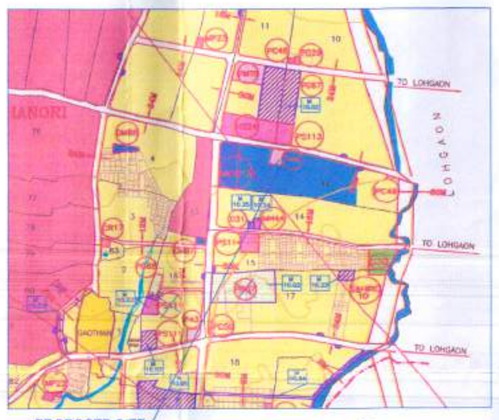
Tenements	Total Ten.Nos.	Required Parking: Car	Scooter
Comm.Shop Having Carpet Up To 100 Sq.m.	725.99	08	24
2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	102	51	255
Visitor Parking (5 %)		03	14
Total	102	62	293
Total Provided Parking		153	300
Required Area		(153X12.50)+(300X2.0) = 1912.50 + 600.00 = 2512.50 SQ.M.	
Provided Parking Area At Parking Floor		Cov. Parking Floor Area = 3000.00 SQ.M.	

CARPET AREA STATEMENT WING -A

TEN. NO.	UNIT TYPE	FLAT CARPET	OPEN BALC CARPET	ENC. BALC CARPET	TOTAL CARPET
101,102	2 BHK	62.51	4.11	---	66.62
CARPET AREA STATEMENT WING -B					
101	2 BHK	59.60	4.11	---	63.71
102	2 BHK	62.51	4.11	---	66.62
CARPET AREA STATEMENT WING -C					
101,201,301,401,501,601, 701,801,901,1001,1101	2 BHK	59.98	4.11	4.11	68.20
102,202,302,402,502,602, 702,802,902,1002,1102	2 BHK	59.98	4.11	4.11	68.20
103,203,303,403,503,603, 703,803,903,1003,1103	2 BHK	59.07	4.11	---	63.18
104,204,304,404,504,604, 704,804,1004,1104	2 BHK	59.60	4.11	---	63.71
105,205,305,405,505,605, 705,805,905,1005,1105	2 BHK	59.51	4.11	---	63.62
106,206,306,406,506,606, 706,806,906,1006,1106	2 BHK	58.63	4.11	---	62.74
804	1 BHK	41.88	3.51	---	45.39

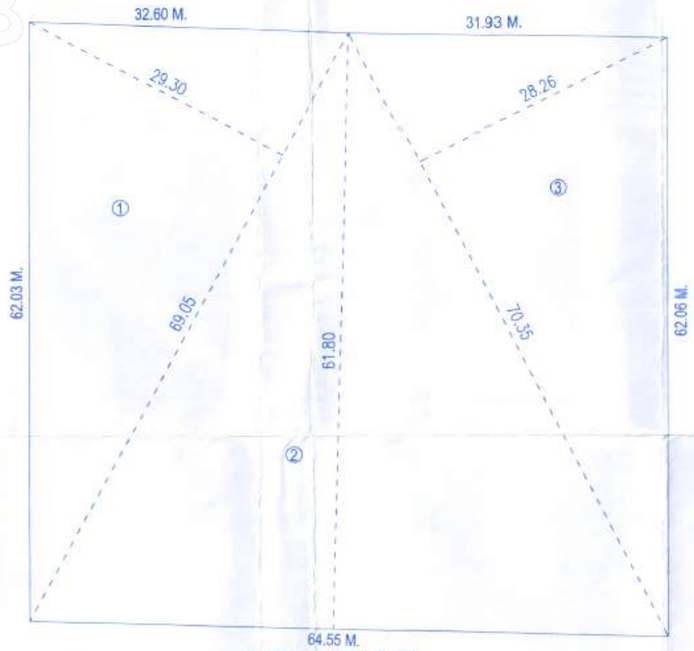
CARPET AREA STATEMENT WING -A&B

TEN. NO.	UNIT	SHOP CARPET	MEZZANINE CARPET	TOTAL CARPET
01	SHOP	16.09	0.0	16.10
02	SHOP	20.54	0.0	20.54
03,04,05,06,07,08,09,10,11,12	SHOP	24.48	11.74	36.22
13	SHOP	24.87	11.93	36.80
14	SHOP	31.76	15.39	47.15
15	SHOP	32.92	15.96	48.88
01 OFFICE	SHOP	38.06	0.0	38.06



LOCATION PLAN

NORTH



PLOT AREA KEY PLAN

(SCALE-1:200)

PLOT AREA CALC.AS PER D.C.

NET AREA OF PLOT

1. 0.5 X 29.30 X 69.05 = 1011.58 SQ.M.
2. 0.5 X 64.55 X 61.80 = 1994.60 ---
3. 0.5 X 70.35 X 28.26 = 994.04 ---

TOTAL AREA = 4000.22 SQ.M.

PROFORMA - I

PROPSED BLDG.ON S.NO.12,H.NO.1(PT.)AT DHANORI,PUNE. — O1 / 08

STAMP OF APPROVAL PLANS:

दुरुस्त निवासी व्यापारी
दि. 29/12/2022

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2922/22

Building Inspector — Deputy Engineer P.M.C. (B.P./D.P. Zone No. 1) P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENTS

		SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)	4000.00
	a) As per ownership document (7/12, CTS extract)	4000.00
	b) As per measurement sheet	4000.22
	c) As per site	4000.22
2.	Deductions for	
	a) Proposed D.P./D.P. Road widening area/Service road/Highway widening	193.39
	b) Any D.P.Reservation area	----
	(Total a+b)	193.39
3.	Balance area of plot (1–2)	3806.61
4.	Amenity space (if applicable)	
	a) Required	–
	b) Adjustment of 2(b),if any	–
	c) Balance proposed	–
5.	Net plot area(3–4(c))	–
6.	Recreational Open space (if applicable)	
	a) Required	380.66
	b) Proposed	380.66
7.	Internal road area	–
8.	Plotable area (if applicable)	3806.61
9.	Built up area with reference to basic F.S.I. as per front road width (Sr.No. 8 X 1.1)	4187.27
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) TDR area (0.65)	–
	d) Total in–situ/TDR loading proposed(11 (c)+(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	4187.27
	b) Ancillary area FSI upto 60% or 80% with payment of charges	2512.36
	c) Total entitlement (a+b)	6699.63
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}	17259.83
15.	Total Built–up Area in proposal (excluding area at sr.no.17b)	
	a) Existing Built–up Area	
	b) Proposed Ancillary F.S.I.	2495.52
	c) Proposed Regular F.S.I.	4187.27
	d) Proposed Built–up Area (as per p–line)	6682.79
16.	F.S.I.Consumed(15/13)(should not be more than serial no.14 above)	0.977
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	BLUE DOTTED	

OPENINGS SCHEDULE

D.	1.05X2.10	W.	2.35X1.20
D1.	0.91X2.10	W1.	1.75X1.20
D2.	0.75X2.10	W2.	1.20X1.20
FD.	1.80X2.10	W3.	0.90X1.20
		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.

OWNER'S NAME: M/S - LEO CONSTRUCTION THRO' PARTNER'S

1) MR. HARISH P. ARORA & OTHER

OWNER'S SIGN:

SIGN.OF L.ENGINEER (L.NO.396/2022)

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
		1:100	Rajesh	S.K.	10.01.2022