

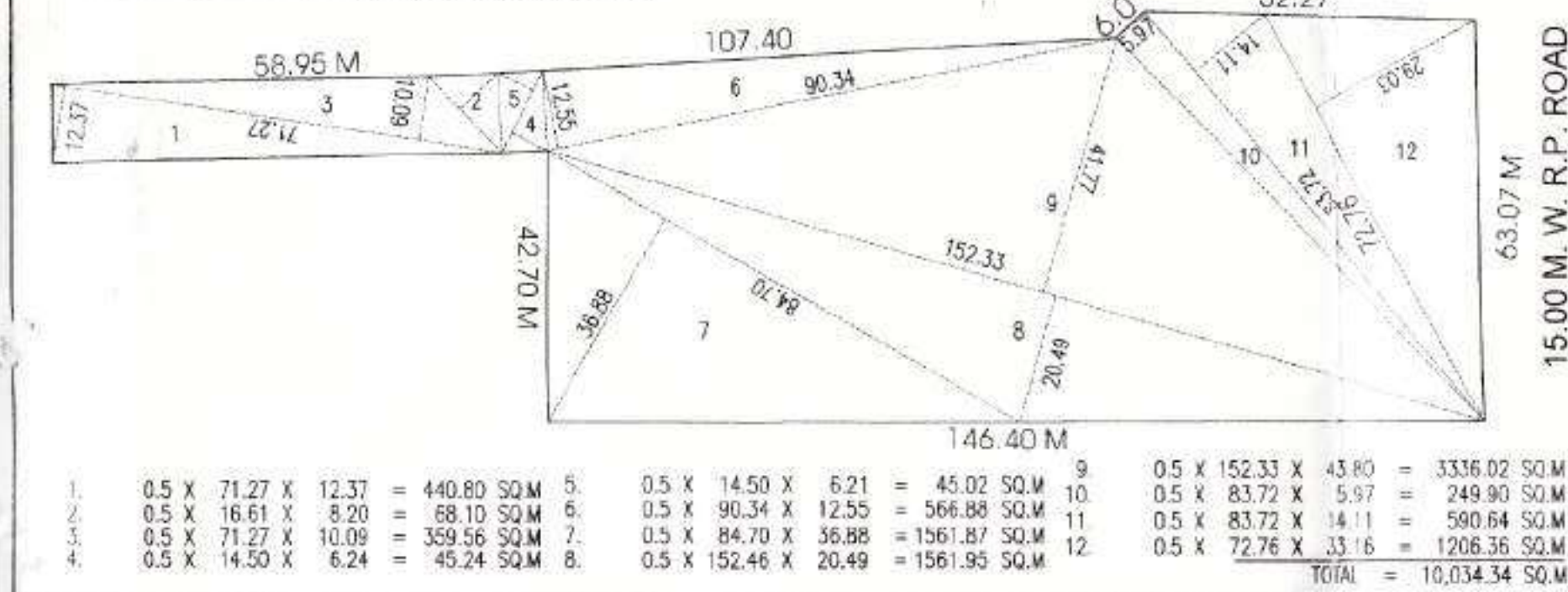
TOTAL BUILDING F.S.I STATEMENT

NOS.	BUILDINGS	FLOOR	HTS	EXIST.F.S.I	PRO.F.S.I	TOTAL F.S.I	PER.BAL.	C.O. BAL.	OPEN BAL.	TOTAL BAL.	STAIRCASE	FIRE STAIRCASE	PASSAGE	WASH AREA	COVERAGE	TENEMENT	LIFT	TERRACE
01	A - BLDG.	P+6	19.50 M	2,534.46	---	2,534.46	380.16	380.16	---	380.16	83.88	61.50	274.32	144.90	502.01	60 NOS	3.48	159.20
02	B - BLDG.	P+6	19.50 M	1,253.70	---	1,253.70	188.04	187.92	---	187.92	113.04	66.66	48.36	66.54	248.19	24 NOS	2.30	78.48
03	C - BLDG.	P+11	37.00 M/31.90 M	---	6,595.04	6,595.04	989.26	448.36	399.91	848.27	173.25	173.25	524.26	193.29	701.51	110 NOS	4.53	606.97
04	D - BLDG.	P+11	37.00 M/31.90 M	---	5,684.43	5,684.43	852.66	330.60	225.44	556.04	164.56	197.56	---	111.98	572.94	88 NOS	4.53	480.62
05	TOTAL	---	---	3,788.16	12,279.47	16,067.63	2,410.12	1,347.04	625.35	1,972.39	534.73	498.97	846.94	516.71	2,024.65	282 NOS	14.84	1,325.77
06	CLUB HO.	---	---	---	---	198.43	9.90	9.80	---	9.80	13.30	---	---	---	---	---	---	---
07	TOTAL	---	---	3,788.16	12,279.47	16,266.06	2,420.02	1,356.84	625.35	1,982.19	548.03	498.97	846.94	516.71	2,024.65	282 NOS	14.84	1,325.77

TOTAL BUILDING F.S.I STATEMENT (PREVIOUS SANCTION)

NOS.	BUILDINGS	FLOOR	HTS	TOTAL F.S.I	PER.BAL.	C.O. BAL.	OPEN BAL.	TOTAL BAL.	STAIRCASE	PASSAGE	WASH AREA	COVERAGE	TENEMENT	LIFT & M/CRM.	TERRACE
06	TOTAL	---	---	13,428.49	1,994.23	(1,422.29+165.46)	521.53	2,522.98	520.83	846.94	(478.71+38.02)	2,017.03	241 NOS	14.84	1,034.40
DIFFERENCE AREA IN PREVIOUS SAN.				2,837.57	425.79	-230.91	103.82	270.79	00.00	PHILL	-0.02	7.62	41 NOS	00.00	291.37

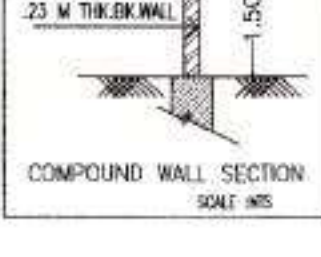
PLOT-2 AREA CALC. BY TRIANGULATION METHOD



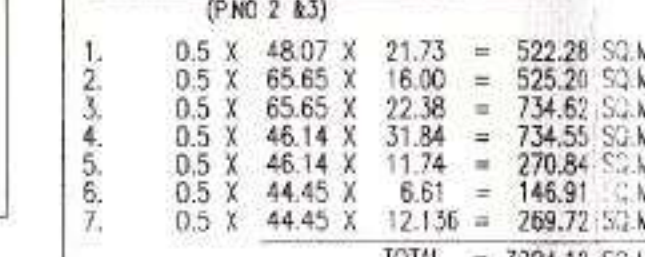
12.00 M.W. INTERNAL ROAD BY TRIANGULATION METHOD



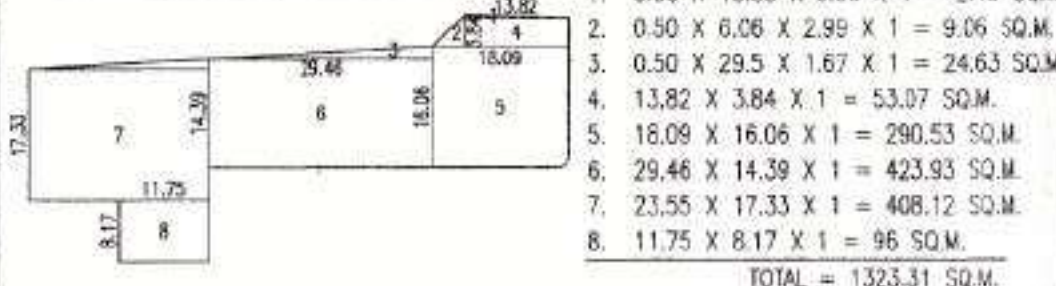
R.C.C. CORNER 23 M THICK WALL



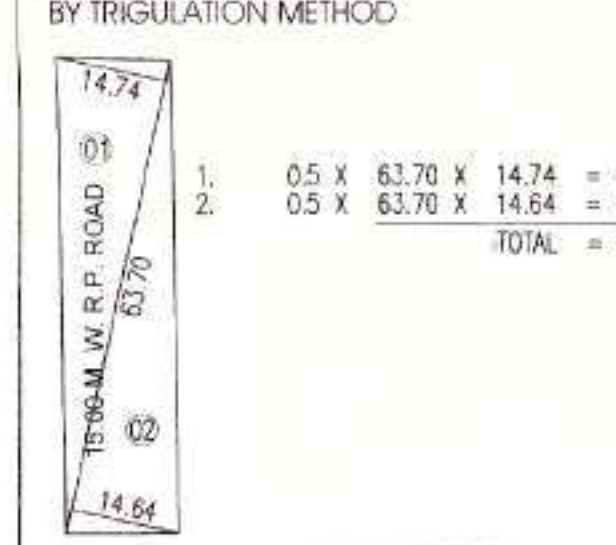
15% AMENITY SPACE AREA CALC. (P.NO. 2 & 3)



10% OPEN SPACE AREA CALC.



AREA UNDER 15.00 M.W.R.P. ROAD CALC. BY TRIANGULATION METHOD



WATER STORAGE TANK CAP.

NOS.	WINGS	O/H WATER TANK	U/G WATER TANK
1	A - BLDG.	50,500.00 LT.	61,000.00 LT.
2	B - BLDG.	26,300.00 LT.	25,000.00 LT.
3	C - BLDG.	94,500.00 LT.	1,86,750.00 LT.
4	D - BLDG.	79,500.00 LT.	1,64,500.00 LT.
TOTAL		2,51,000.00 LT.	4,37,250.00 LT.

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M.	---	01	01
40.00 TO 80.00 SQ.M.	01	02	02
80.00 TO 100.00 SQ.M.	---	---	---
100.00 TO 120.00 SQ.M.	---	---	---
120.00 TO 140.00 SQ.M.	---	---	---
140.00 TO 160.00 SQ.M.	---	---	---
160.00 TO 180.00 SQ.M.	---	---	---
180.00 TO 200.00 SQ.M.	---	---	---
200.00 TO 220.00 SQ.M.	---	---	---
220.00 TO 240.00 SQ.M.	---	---	---
240.00 TO 260.00 SQ.M.	---	---	---
260.00 TO 280.00 SQ.M.	---	---	---
280.00 TO 300.00 SQ.M.	---	---	---
300.00 TO 320.00 SQ.M.	---	---	---
320.00 TO 340.00 SQ.M.	---	---	---
340.00 TO 360.00 SQ.M.	---	---	---
360.00 TO 380.00 SQ.M.	---	---	---
380.00 TO 400.00 SQ.M.	---	---	---
400.00 TO 420.00 SQ.M.	---	---	---
420.00 TO 440.00 SQ.M.	---	---	---
440.00 TO 460.00 SQ.M.	---	---	---
460.00 TO 480.00 SQ.M.	---	---	---
480.00 TO 500.00 SQ.M.	---	---	---
500.00 TO 520.00 SQ.M.	---	---	---
520.00 TO 540.00 SQ.M.	---	---	---
540.00 TO 560.00 SQ.M.	---	---	---
560.00 TO 580.00 SQ.M.	---	---	---
580.00 TO 600.00 SQ.M.	---	---	---
600.00 TO 620.00 SQ.M.	---	---	---
620.00 TO 640.00 SQ.M.	---	---	---
640.00 TO 660.00 SQ.M.	---	---	---
660.00 TO 680.00 SQ.M.	---	---	---
680.00 TO 700.00 SQ.M.	---	---	---
700.00 TO 720.00 SQ.M.	---	---	---
720.00 TO 740.00 SQ.M.	---	---	---
740.00 TO 760.00 SQ.M.	---	---	---
760.00 TO 780.00 SQ.M.	---	---	---
780.00 TO 800.00 SQ.M.	---	---	---
800.00 TO 820.00 SQ.M.	---	---	---
820.00 TO 840.00 SQ.M.	---	---	---
840.00 TO 860.00 SQ.M.	---	---	---
860.00 TO 880.00 SQ.M.	---	---	---
880.00 TO 900.00 SQ.M.	---	---	---
900.00 TO 920.00 SQ.M.	---	---	---
920.00 TO 940.00 SQ.M.	---	---	---
940.00 TO 960.00 SQ.M.	---	---	---
960.00 TO 980.00 SQ.M.	---	---	---
980.00 TO 1000.00 SQ.M.	---	---	---
TOTAL	242	381	381

PARKING AREA STATEMENT (PREVIOUS SANCTION)

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M.	---	01	01
40.00 TO 80.00 SQ.M.	01	02	02
80.00 TO 100.00 SQ.M.	---	---	---
100.00 TO 120.00 SQ.M.	---	---	---
120.00 TO 140.00 SQ.M.	---	---	---
140.00 TO 160.00 SQ.M.	---	---	---
160.00 TO 180.00 SQ.M.	---	---	---
180.00 TO 200.00 SQ.M.	---	---	---
200.00 TO 220.00 SQ.M.	---	---	---
220.00 TO 240.00 SQ.M.	---	---	---
240.00 TO 260.00 SQ.M.	---	---	---
260.00 TO 280.00 SQ.M.	---	---	---
280.00 TO 300.00 SQ.M.	---	---	---
300.00 TO 320.00 SQ.M.	---	---	---
320.00 TO 340.00 SQ.M.	---	---	---
340.00 TO 360.00 SQ.M.	---	---	---
360.00 TO 380.00 SQ.M.	---	---	---
380.00 TO 400.00 SQ.M.	---	---	---
400.00 TO 420.00 SQ.M.	---	---	---
420.00 TO 440.00 SQ.M.	---	---	---
440.00 TO 460.00 SQ.M.	---	---	---
460.00 TO 480.00 SQ.M.	---	---	---
480.00 TO 500.00 SQ.M.	---	---	---
500.00 TO 520.00 SQ.M.	---	---	---
520.00 TO 540.00 SQ.M.	---	---	---
540.00 TO 560.00 SQ.M.	---	---	---
560.00 TO 580.00 SQ.M.	---	---	---
580.00 TO 600.00 SQ.M.	---	---	---
600.00 TO 620.00 SQ.M.	---	---	---
620.00 TO 640.00 SQ.M.	---	---	---
640.00 TO 660.00 SQ.M.	---	---	---
660.00 TO 680.00 SQ.M.	---	---	---
680.00 TO 700.00 SQ.M.	---	---	---
700.00 TO 720.00 SQ.M.	---	---	---
720.00 TO 740.00 SQ.M.	---	---	---
740.00 TO 760.00 SQ.M.	---	---	---
760.00 TO 780.00 SQ.M.	---	---	---
780.00 TO 800.00 SQ.M.	---	---	---
800.00 TO 820.00 SQ.M.	---	---	---
820.00 TO 840.00 SQ.M.	---	---	---
840.00 TO 860.00 SQ.M.	---	---	---
860.00 TO 880.00 SQ.M.	---	---	---
880.00 TO 900.00 SQ.M.	---	---	---
900.00 TO 920.00 SQ.M.	---	---	---
920.00 TO 940.00 SQ.M.	---	---	---
940.00 TO 960.00 SQ.M.	---	---	---
960.00 TO 980.00 SQ.M.	---	---	---
980.00 TO 1000.00 SQ.M.	---	---	---
TOTAL	242	381	381



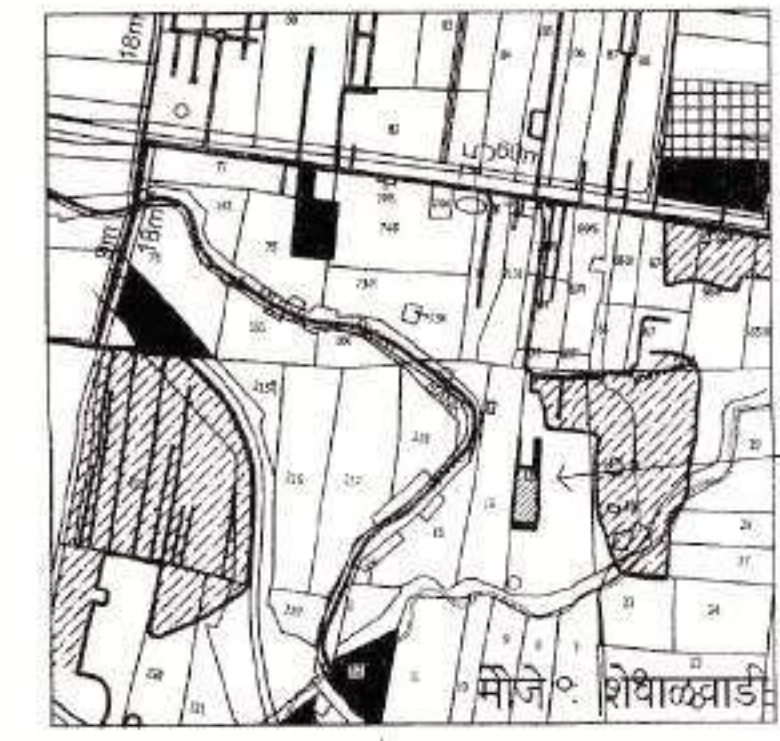
GOOGAL IMAGE

proposed site

AREA CERTIFICATE

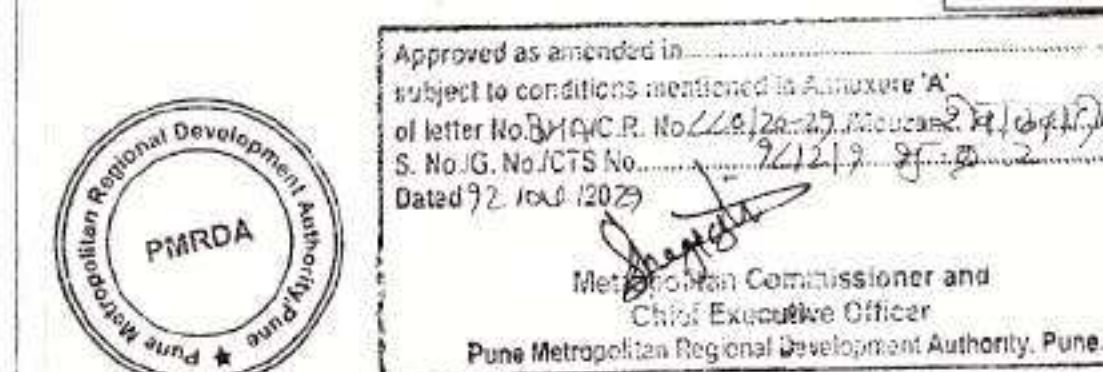
CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDS ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/RECORDS.

Ar. PRAKASH KULKARNI
CA/98/22909



LOCATION PLAN SCALE: 1:40

BUILDING LAYOUT 01/11



PREVIOUS SANCTIONED
2) PRN/FSI/ADTP/81/2013 DATE : 6/11/2013
3) PHA/CR NO.282/19-20 DATE : 26/05/2020
SUBMITTED AS PER D.C.P.R.2018

SUBMITTED AS PER D.C.P.R.2018

AREA STATEMENT	PRE.SANCTION	PROPOSED
1 AREA OF PLOT	10,029.02	10,029.02
2 DEDUCTIONS FOR		
(a) AREA UNDER SERVICE ROAD	---	---
(b) AREA UNDER ROAD	---	---
(c) ANY RESERVATION	---	---
TOTAL (a+b+c)	---	---
3 NET GROSS AREA OF PLOT (1-2)	10,029.02	10,029.02
4 DEDUCTIONS FOR		
(a) OPEN SPACE AREA 10%	---	---
(b) AMENITY SPACE AREA 15%	---	---
(c) INTERNAL ROAD AREA	---	---
(d) TRANSFORMER AREA	---	---
(e) TOTAL	0.00	0.00
5. NET AREA OF PLOT (3-4)	10,029.02	10,029.02
6 PER.F.S.I.(1:0)	10,029.02	11,031.92
BASIC F.S.I. AS PER ROAD WIDTH (10,029.02X1.10)		
7. MAXIMUM PERMISSIBLE F.S.I.		
ROAD WIDTH	BASIC F.S.I.	ADDITIONAL PER.F.S.I.
15.0 M	1:10	0.20
		0.40
		1.70

8 ADDITIONS FOR		
(a) ADD. B.U.P. AREA ON PRO DATA BASIS	---	---
(b) AMENITY SPACE AREA	3,204.12	3,204.12
(c) AREA UNDER ROAD W.D.	0.00	0.00
(d) ADD. 20% FAD F.S.I. (10,029.02X0.20) 2,005.80	---	1,835.00
	3,204.12	5,039.12
9 TOTAL BUILT UP PERMISSIBLE	13,233.14	16,071.04
10 EXISTING FLOOR AREA	---	3,788.16
11 PROPOSED RESIDENTIAL AREA	13,230.06	12,279.47
12 PROPOSED COMMERCIAL AREA	---	---
13 EXCESS BAL. AREA TAKEN IN F.S.I.	---	---
14 TOTAL BUILT UP AREA (10+11+12+13)	13,230.06	16,067.63
15 F.S.I. CONSUMED	0.99	0.99
TENEMENT STATEMENT		
TENEMENT PERMISSIBLE @ 250 T/HA.	331.00 NOS.	331.00 NOS.
TENEMENT PROPOSED	241.00 NOS.	282.00 NOS.
PARKING STATEMENT		
PARKING REQUIRED	CAR 123	SCOOTER 381
PARKING PROVIDED	CAR 248	SCOOTER 381

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

DOOR AND WINDOW SCHEDULE	
D = 1.00X2.10	W = 1.80X1.20
D1 = 0.90X2.10	W1 = 0.90X0.90
D2 = 0.75X2.10	W2 = 1.80X0.90
	V = 0.60X0.60

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	MR. KAMLESH JHALA

PROPOSED EXISTING & PROPOSED RESIDENTIAL BUILDING LAYOUT ON S.NO.18/2/1 P.NO.2 AT SHEWALWADI,PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJALWADI, OFF. NO-101, 1ST FL., CTS. NO-1107/18, GHOLE ROAD, SHIVAJINAGAR,
PUNE-411 005, PHONE: 2554790, 2554791 / FAX: 2202554792
Email: prakash@ankurassociates.in

DATE	SCALE	DRN BY	---
30.06.2021	1:250	SHILPA	---