

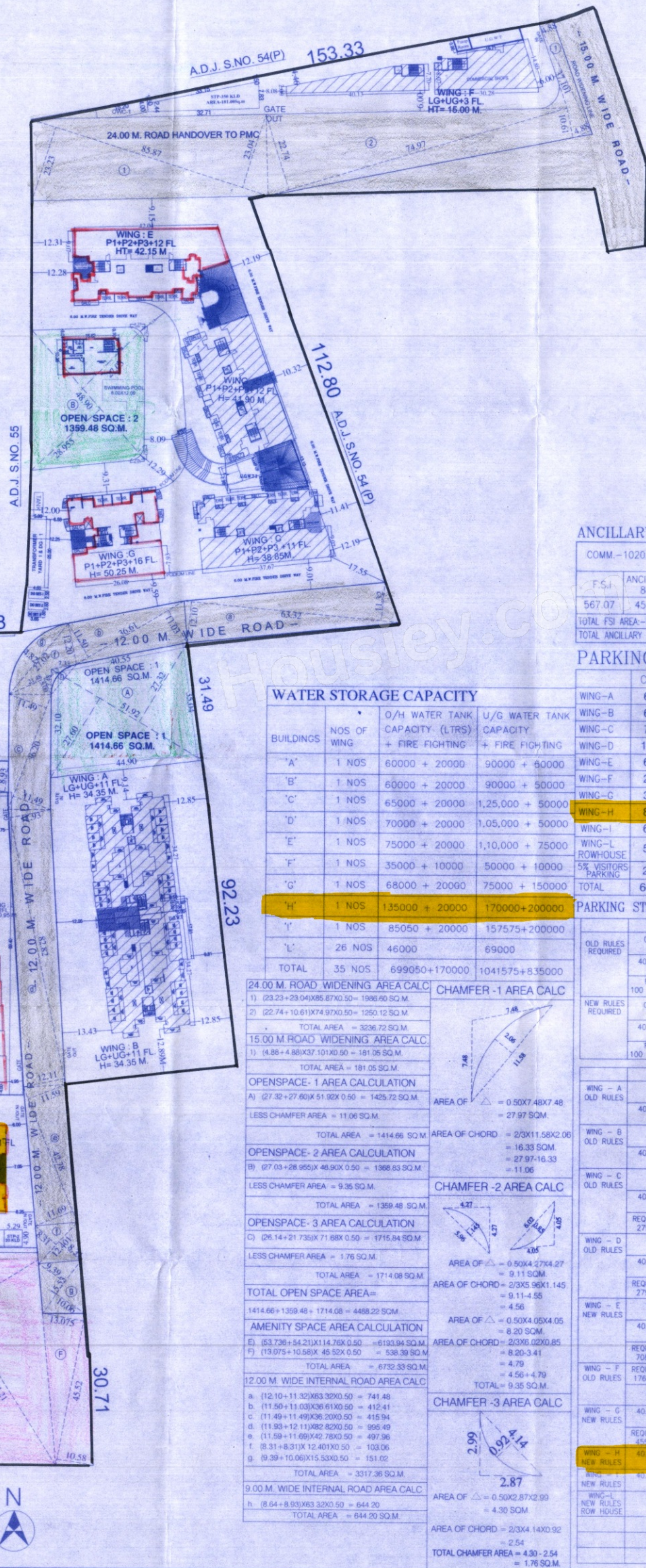
TOTAL F.S.I. STATEMENT (SQ.M.) - WING - A,B,C,D,E,F,G,H,I,J,K,L,M & ROW HOUSE

WING NAME	F.S.I. RETAINED AS PER OLD RULE		F.S.I. AS PER UDPCR 2020		PERMI.	PROP. BALCONY		EXCESS BALC.	DRY BALC.	STAIRCASE AREA		TERRACE AREA	TENEMENTS/ SHOPS/OFF.	LIFT & LIFT MACHINE RM AREA	COVERAGE AREA	BUILDING HEIGHT	FLOOR		
	COMM.	RESI.	COMM.	RESI.		ENCLOSE	OPEN			NORM.	FIRE								
A	--	4495.88	---	---	674.38	670.01	---	---	---	197.32	96.36	746.31	--	87	7.30	534.70	34.35 M.	L0+UG+11 FL.	
B	--	4495.88	---	---	674.36	670.01	---	---	---	197.12	96.36	746.31	--	87	7.38	534.78	34.38 M.	L0+UG+11 FL.	
C	473.90	4663.36	---	---	699.49	628.43	---	---	285.67	158.87	120.12	658.81	12	88	14.44	544.17	38.85 M.	P1+P2+P3+11 FL.	
D	320.42	5615.86	---	---	872.40	692.56	78.71	---	272.25	230.52	174.86	747.75	11	86	17.06	617.85	41.40 M.	P1+P2+P3+12 FL.	
E	---	---	708.57	7593.69	---	---	---	---	---	---	---	---	16	96	17.20	---	42.15 M.	P1+P2+P3+12 FL.	
F	1563.11	---	---	---	160.34	368.18	---	187.84	---	---	57.69	---	79	---	14.44	TAKEN IN FSI	494.06	35.00 M.	B+G403 FL.
G	---	---	312.16	8708.57	---	---	---	---	---	---	---	---	08	64	17.20	---	50.25 M.	P1+P3+P3+16 FL.	
H	---	---	---	15821.19	---	---	---	---	---	---	---	---	---	168	34.40	---	68.40 M.	P1+P2+P3+P4+21 FL.	
I	---	---	---	10618.86	---	---	---	---	---	---	---	---	---	126	31.90	---	68.40 M.	P1+P2+P3+P4+21 FL.	
ROW HOUSE-L	---	---	---	---	---	---	---	---	---	---	---	---	---	26	---	---	10.95 M.	G+2 FL.	
05 TO 17	---	---	---	3433.76	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
26 TO 30	---	---	---	1324.93	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
22 TO 25	---	---	---	1060.80	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
18 TO 21	---	---	---	1060.42	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
TOTAL	2357.43	19470.98	1020.73	49622.22	3080.98	3019.17	78.71	197.84	557.92	780.63	538.89	2899.88	126	838	161.24	2725.48			
	21828.41	---	50642.95	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	

TOTAL RETAINED F.S.I. = F.S.I. + EXCESS BAL+LIFT AREA
= 21828.41 + 197.84 + 14.44
TOTAL RETAINED F.S.I. = 22,040.69 M.

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

SR.NO.	DESCRIPTION	SQ.M.
TOTAL 1	RETAINED F.S.I.	22040.69
TOTAL 1.1	ANCILLARY AREA	50642.95
2	NON F.S.I. AREA	---
2.1	PROP. BALC.	3097.88
2.2	STAIRCASE AREA	1319.52
2.3	TERRACE AREA	2899.88
2.4	DRY BALC. AREA	818.72
2.5	LMR. AREA	161.24
2.6	PODIUM AREA	25,192.59
2.7	CLUB HOUSE	673.23
2.8	SERVICE AREA	1605.00
TOTAL 2	TOTAL NON F.S.I. AREA	35768.06
TOTAL 1+1.1+2	TOTAL F.S.I.+NON F.S.I.	108451.70



WATER STORAGE CAPACITY

BUILDINGS	NOS OF WING	O/H WATER TANK CAPACITY (LTRS) + FIRE FIGHTING	U/G WATER TANK CAPACITY + FIRE FIGHTING
'A'	1 NOS	60000 + 20000	90000 + 60000
'B'	1 NOS	60000 + 20000	90000 + 50000
'C'	1 NOS	65000 + 20000	1,25,000 + 50000
'D'	1 NOS	70000 + 20000	1,05,000 + 50000
'E'	1 NOS	75000 + 20000	1,10,000 + 75000
'F'	1 NOS	35000 + 10000	50000 + 10000
'G'	1 NOS	68000 + 20000	75000 + 150000
'H'	1 NOS	135000 + 20000	170000+200000
'I'	1 NOS	85050 + 20000	157575+200000
'J'	26 NOS	46000	69000
TOTAL	35 NOS	699050+170000	1041575+835000

24.00 M. ROAD WIDENING AREA CALC

1) $(23.23 + 23.04) \times 85.87 \times 0.50 = 1986.60$ SQ.M.
TOTAL AREA = 3236.72 SQ.M.

15.00 M. ROAD WIDENING AREA CALC

1) $(4.86 + 4.86) \times 37.10 \times 0.50 = 181.05$ SQ.M.
TOTAL AREA = 181.05 SQ.M.

OPENSACE- 1 AREA CALCULATION

A) $(27.32 + 27.60) \times 51.92 \times 0.50 = 1425.72$ SQ.M.
LESS CHAMFER AREA = 11.06 SQ.M.

TOTAL AREA = 1414.66 SQ.M.

OPENSACE- 2 AREA CALCULATION

B) $(27.03 + 28.95) \times 48.90 \times 0.50 = 1368.63$ SQ.M.
LESS CHAMFER AREA = 9.36 SQ.M.

TOTAL AREA = 1359.28 SQ.M.

OPENSACE- 3 AREA CALCULATION

C) $(26.14 + 21.73) \times 71.88 \times 0.50 = 1715.84$ SQ.M.
LESS CHAMFER AREA = 1.76 SQ.M.

TOTAL AREA = 1714.08 SQ.M.

AMENITY SPACE AREA CALCULATION

E) $(53.736 + 54.21) \times 114.76 \times 0.50 = 6133.94$ SQ.M.
F) $(13.075 + 10.58) \times 45.52 \times 0.50 = 538.39$ SQ.M.
TOTAL AREA = 6732.33 SQ.M.

12.00 M. WIDE INTERNAL ROAD AREA CALC

a. $(12.10 + 11.32) \times 320.50 = 741.48$
b. $(11.59 + 11.03) \times 36.61 \times 0.50 = 412.41$
c. $(11.49 + 11.49) \times 36.20 \times 0.50 = 415.94$
d. $(11.93 + 12.11) \times 82.50 = 995.49$
e. $(11.59 + 11.69) \times 42.78 \times 0.50 = 497.96$
f. $(8.31 + 8.31) \times 12.40 \times 0.50 = 103.06$
g. $(9.39 + 10.60) \times 5.33 \times 0.50 = 151.02$
TOTAL AREA = 3317.36 SQ.M.

9.00 M. WIDE INTERNAL ROAD AREA CALC

h. $(8.64 + 8.93) \times 83.32 \times 0.50 = 644.20$
TOTAL AREA = 644.20 SQ.M.

CHAMFER - 1 AREA CALC

AREA OF $\triangle = 0.50 \times 7.48 \times 7.48 = 27.97$ SQ.M.

AREA OF CHORD = $2/3 \times 11.58 \times 2.06 = 16.33$ SQ.M.

AREA OF $\triangle = 0.50 \times 4.05 \times 4.05 = 8.20$ SQ.M.

AREA OF CHORD = $2/3 \times 8.20 \times 0.85 = 8.20$ SQ.M.

TOTAL = $4.56 + 4.70 = 9.26$ SQ.M.

CHAMFER - 2 AREA CALC

AREA OF $\triangle = 0.50 \times 4.27 \times 4.27 = 9.11$ SQ.M.

AREA OF CHORD = $2/3 \times 9.61 \times 1.45 = 9.11$ SQ.M.

AREA OF $\triangle = 0.50 \times 4.05 \times 4.05 = 8.20$ SQ.M.

AREA OF CHORD = $2/3 \times 8.20 \times 0.85 = 8.20$ SQ.M.

TOTAL = $4.56 + 4.70 = 9.26$ SQ.M.

CHAMFER - 3 AREA CALC

AREA OF $\triangle = 0.50 \times 2.87 \times 2.87 = 4.30$ SQ.M.

AREA OF CHORD = $2/3 \times 4.14 \times 0.92 = 2.54$

TOTAL CHAMFER AREA = $4.30 + 2.54 = 6.84$ SQ.M.

ANCILLARY CALCULATION

COMM.	1020.73	RESI.	49622.22
F.S.I.	ANCILLARY 80%	F.S.I.	ANCILLARY 60%
567.07	453.66	31013.89	18608.33
TOTAL FSI AREA	567.07+31013.89		31,580.96
TOTAL ANCILLARY AREA	453.66+18608.33		19,061.99

PARKING PROVIDED

	CAR	SCOOTER	CYCLE
WING-A	66	174	129
WING-B	66	174	129
WING-C	75	201	141
WING-D	102	217	108
WING-E	62	210	---
WING-F	27	107	107
WING-G	38	176	---
WING-H	84	420	---
WING-I	66	331	---
WING-L ROWHOUSE	52	78	---
5% VISITORS PARKING	29	90	31
TOTAL	667	2178	645

PARKING STATEMENT(WING-A,B,C,D,E,F,G,H,I,J,K,L)

	PARKING REQUIRED	CAR	SCOOTER	CYCLE
OLD RULES REQUIRED	00 SQ.M. TO 40.00 SQ.M. 02 TENA.	01	04	04
	40.00 SQ.M. TO 80.00 SQ.M. 02 TENA.	02	04	02
REQUIRED BY RULE FOR 100 SQ.M. COMM. CARPET AREA		03	09	03
NEW RULES REQUIRED	00 SQ.M. TO 40.00 SQ.M. 02 TENA.	01	02	---
	40.00 SQ.M. TO 80.00 SQ.M. 02 TENA.	01	05	---
REQUIRED BY RULE FOR 100 SQ.M. COMM. CARPET AREA		02	06	---

PARKING PROVIDED

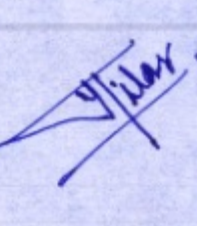
WING - A OLD RULES	00 SQ.M. TO 40.00 SQ.M. 42 TENA.	21	84	84
	40.00 SQ.M. TO 80.00 SQ.M. 45 TENA.	45	90	45
WING - B OLD RULES	00 SQ.M. TO 40.00 SQ.M. 42 TENA.	21	84	84
	40.00 SQ.M. TO 80.00 SQ.M. 45 TENA.	45	90	45
WING - C OLD RULES	00 SQ.M. TO 40.00 SQ.M. 44 TENA.	22	88	88
	40.00 SQ.M. TO 80.00 SQ.M. 44 TENA.	44	88	44
	REQUIRED BY RULE FOR COMM. 279.19 SQ.M. CARPET AREA	09	25	09
	00 SQ.M. TO 40.00 SQ.M.	02	08	02
WING - D				

LAYOUT OF BUILDING

1. TOWN PLANNING =	PRH/NASR/417/14	DT.-03.12.2014
2. PMRDA =	BHA/CR.NO.1248/15-16	DT.-20.09.2016
3. PMRDA =	BHA/CR.NO.981/17-18	DT.-01.02.2018
4. P.M.C. LAYOUT =	DPO/CC/2024/17-18	DT.-05.10.2018
5. P.M.C. BUILDING LAYOUT =	DPO/CC/0410/20	DT.-24.08.2020
6. P.M.C. LAYOUT+BUILDING =	DPO/CC/0059/22	DT.-07.04.2022

रुक्ता निवासी
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. 1341/23
Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT		SQ.M.		
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	48,300.00		
	a) As per ownership documents (7/12,CIS extract)	48,300.00		
	b) As per measurement sheet/Sanctioned Layout			
	c) As per site			
2	DEDUCTION FOR			
	a) Proposed 24.00 M Road widening	3,236.72		
	b) 15.00 M' Road Widening	181.05		
	(TOTAL A+B)	3,417.77		
3	BALANCE AREA OF PLOT (1-2)	44,882.23		
4	Amenity Space (if applicable)	---		
	a) Required--	6,732.33		
	b) Adjustment of 2(b),if any--	0.00		
	c) Balance Proposed--	6,732.33		
5	Net Plot Area { 3-4(c) }	38,149.90		
6	Recreational Open Space (if applicable)			
	a) Required 10% -	4,488.22		
	b) Proposed--	4,488.22		
7	INTERNAL ROAD AREA	3961.56		
8	NET PLOT AREA (3-4C)	38,149.90		
9	Less Area of WING F (completion)	1,775.39		
10	Built up area with reference to Basic F.S.I. as per front road width.(1.10) (8-9)= 36.374.51 X 1.10	40,011.96		
11	ADD For Wing F 1,775.39 X 0.9 X 1.20	1,917.42		
12	Addition of F.S.I on payment of premium	---		
	a)Maximum permissible premium FSI--based on road width / TOD Zone.(38149.90 X 50%)	---		
	b) paid FSI already sanctioned	6866.98		
13	In -Situ FSI/TDR loading	---		
	a)In -Situ area against 24.00 M road	6,473.44		
	b)In -Situ area against 15.00 M road	181.05		
	c)In -Situ area against Amenity space if handed over	13,464.66		
	d)Total in-Situ/TDR loading proposed-- (a+b+c)	20,119.15		
14	Additional FSI area under Chapter No.7	---		
15	TOTAL PERMISSIBLE F.S.I.(10+11+14e)	68915.51		
16	AREA RETAINED AS PER OLD RULES	22040.69		
17	Balance Entitlement of FSI in the proposal as per New Rules	46874.82		
	a) no17 whichever is applicable.	46874.82		
	b)Ancillary Area FSI upto 60%&80% with payment of charges	9161.47		
	c)Total entitlement (a+b)	56,026.29		
18	Maximum utilization limit of F.S.I (16+17c) (building potential)Permissible as per Road	78,066.98		
19	Total Built-up Area in proposal.	---		
	a) Existing/Retained Built-up Area.	22040.69		
	b) Proposed Built-up Area.	50642.95		
	c) Total (a+b)	72683.64		
SCHEDULE OF OPENINGS				
D = 1.07X2.15	W1 = 1.80X1.20	W = 3.66X1.20		
D1 = 0.90X2.15	W2 = 1.20X1.20	V = 1.00X1.00		
D2= 0.75X2.15	FD = 1.83X2.15	RS = 2.44X2.15		
R.C.C. FRAME STRUCTURE	FLUSH DOOR			
EXT. WALL 15CM THK. CONC. BLOCK	ALUMINIUM WINDOWS			
INT. WALL 10CM THK. BRICKS	CERAMIC TILE FLOORING			
EXT. SAND FACED CEM. PLASTER	P.V.C. PIPES FOR			
INT. NEERU FINISH CEM. PLASTER	DRAINAGE AND PLUMBING			
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 FALLIES 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 :				
* DRAINAGE LINE SHOWN IN RED DOTTED				
* PLOT BOUNDARY SHOWN IN BLACK				
* OPEN SPACE SHOWN IN				
* WATER LINE SHOWN IN BLACK DOTTED				
PROJECT				
PROPOSED RESIDENTIAL+COMMERCIAL LAYOUT OF BUILDING AT S.NO.53/4/2, 54(P), S.NO.53/1,53/2,53/3 UNDR1, TAL-HAVELI,PUNE.				
ARCHITECT'S SIGN		OWNER'S SIGN		
				
		M/s. ROCK FORD & DYNAMIC REALTY VENTURES		
ARCHITECT				
VILAS TARWADI				
ARCHITECTS & INTERIOR DESIGNERS				
"Siddhi Gold"1st floor, S.No.39 D Shankar Sheth Rd. Near Meera society, Gultekadi Pune - 411037				
NORTH	DATE	SCALE	DRN BY	JOB NO.
	13.10.2023	1:750	VEDANGI	535/14
COMP:16-D-DWG/RAJIV SONKAR/UNDR1 S.No. 54/PMC/CORP/13.10.23				