

AREA STATEMENT FOR PLOT - B

FLOOR	BUP AREA SQ.MT. INCLUDING 180% ANCILLARY AREA	LIFT AREA	TENEMENT
BASEMENT FL.	----	----	----
LOWER GROUND FL.	----	----	----
UPPER GROUND FL.	----	----	----
FIRST FL.	MHADA AREA FOR DEDUCTION (821.17)	----	----
AMENITY USE	248.42	----	----
SECOND FL.	888.90	12.02	6
THIRD FL.	888.90	----	6
FOURTH FL.	888.90	----	6
FIFTH FL.	888.90	----	6
SIXTH FL.	888.90	----	6
SEVENTH	758.92	----	6
TOTAL	248.42	5203.42	42



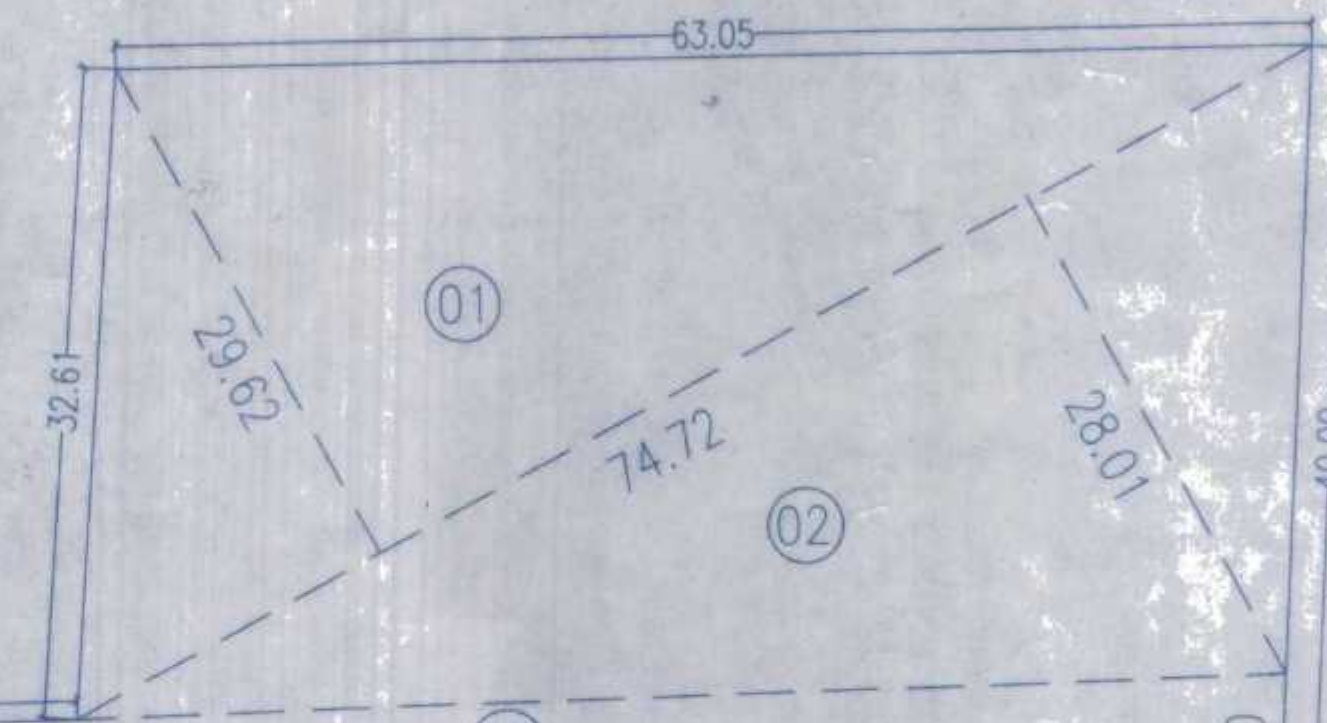
LOCATION PLAN

PLOT AREA CALC. AS PER D.C.

01) 29.82 X 74.72 X 0.5 = 1106.60 SQ.M
 02) 28.01 X 74.72 X 0.5 = 1046.40 SQ.M
 03) 9.00 X 105.23 X 0.5X2 = 947.00 SQ.M
 TOTAL = 3100.00 SQ.M

INTERNAL ROAD AREA CALC.

03) 9.00 X 105.23 X 0.5X2 = 947.00 SQ.M
 TOTAL AREA = 947.00 SQ.M



PLOT AREA KEY PLAN

(SCALE-1:200)

Revised date: 21/12/2021
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENTS
 CERTIFICATE NO. CE/3073/2021
 Building Inspector Assistant Engineer P.M.C.



STAMP APPROVAL

AREA STATEMENT	SQ.M.
1 AREA OF PLOT	3100.00
2 DEDUCTION FOR	
a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	00.00
b) Any D.P. Reservation area	---
(TOTAL A+B)	00.00
3 BALANCE AREA OF PLOT (1-2)	3100.00
4 Amenity Space (if applicable)	---
a) 5% AMENITY SPACE (CONSTRUCTED)	155.00
b) Adjustment of 2(b), if any-	---
c) Balance Proposed-	---

CALC. (AMENITY+SALE)

REQ. CAP. NO. PER PERSON	TOTAL
45	4185
REQ. CAP./TEN.	TOTAL
675	24,300

TY CALC. (MHADA)

REQ. CAP./TEN.	TOTAL
675	6750

= 37,000 LTR.
 = 20,000 LTR.
 = 57,000 LTR.



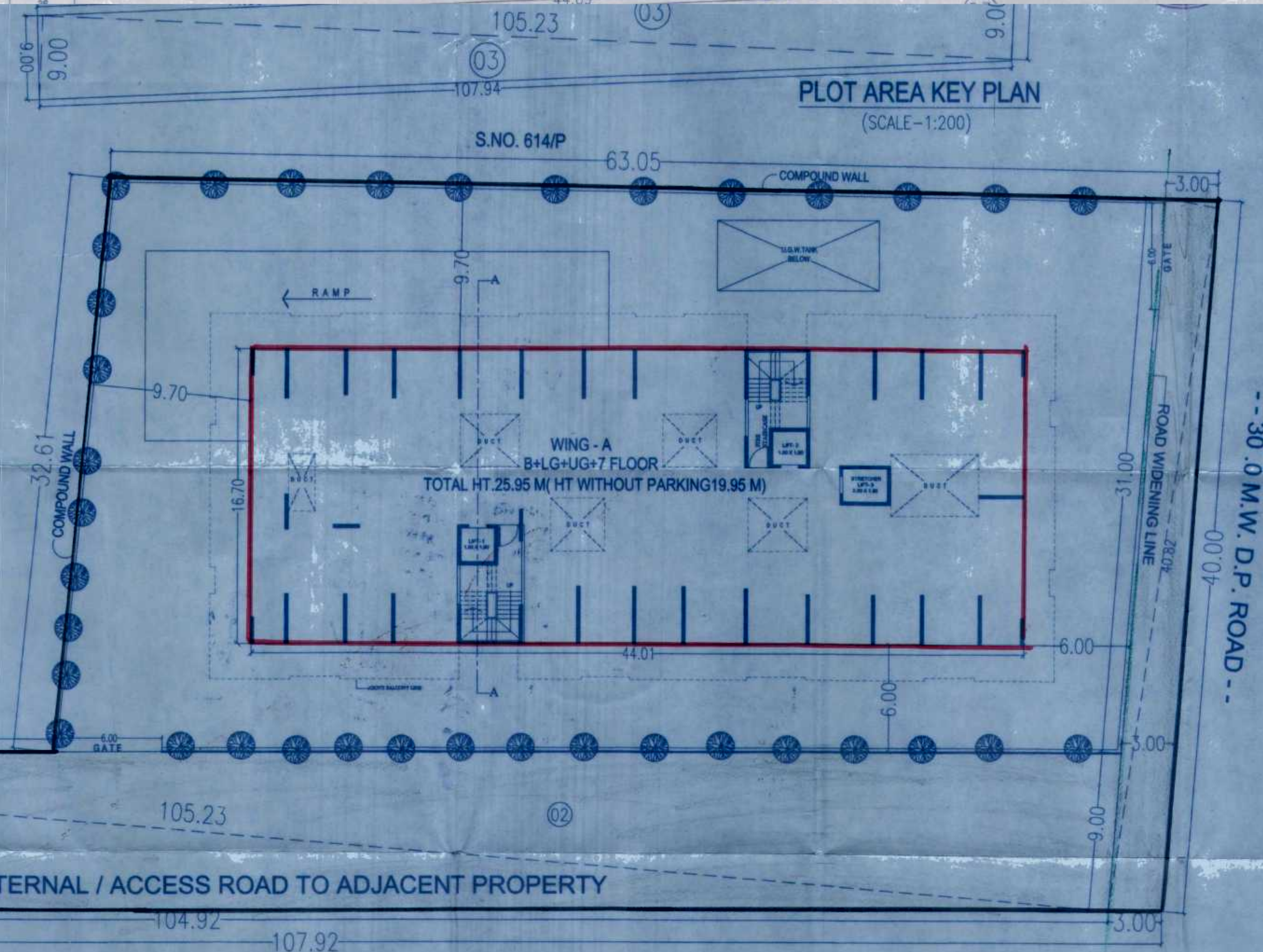
REQUIRED PARKING (AMENITY + SALE)

ONE PARKING SPACE FOR EVERY	REQUIRED PARKING
SCOOTER	SCOOTER
02	06
05	02
01	03

COMM. HAVING CARPET AREA UP TO 100 SQ.M.
 2TEN. HAVING CARPET AREA 30 TO 40 SQ.M.
 01 02
 01 03
 01 03

PARKING AREA CALCULATIONS

TENEMENTS	TOTAL TEN.NOS.	REQUIRED PARKING
COMM. HAVING CARPET 270.00 SQ.M.	05	16
UP TO 30 TO 40 SQ.M.	01	01
UP TO 80 TO 150 SQ.M.	33	99
VISITOR PARKING (5%)	02	06
TOTAL REQUIRED PARKING	41	122



BUILDING LAYOUT

5 Net Plot Area 3-4(c) 3100.00

6 Recreational Open Space (if applicable)

a) Required 10% ---

b) Proposed ---

7 INTERNAL ROAD AREA 947.00

8 PLOTABLE AREA (if applicable) ---

9 Built up area with reference to Basic F.S.I. as per front road width (3100.00 X 1.10) 3410.00

10 Addition of F.S.I. on payment of premium

a) Maximum permissible premium FSI - based on road width / TOD Zone. ---

b) Proposed FSI on payment of premium ---

11 In -Situ FSI/TDR loading

a) In -Situ area against D.P. road ---

b) In -Situ area against Amenity Space if handed over ---

c) TDR area ---

d) Total in-Situ/TDR loading proposed (11 (a)+(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. 3410.00

b) Ancillary Area FSI 60% of 13a 2046.00

c) Total entitlement (a+b) 5456.00

14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road 5456.00

15 Total Built-up Area in proposal

a) Existing/Retained Built-up Area. ---

b) Proposed Built-up Area. 5451.84

c) Total (a+b) 5451.84

16 Mhoda Permissible B/UP Area (20%) 620.00

Mhoda Proposed B/UP Area 621.17

PARKING STATEMENT

	CAR	SCOOTER
PARKING REQUIRED BY RULE	47	145
PARKING PROVIDED	95	180

ARCHITECT'S SIGN. OWNER'S SIGN

PROJECT :

PROPOSED BUILDING AT, PLOT B
 C.T.S. NO. 399/4 + 406/3
 S.NO. 614, H.NO. - 1/2/3/4/2 TO 6/4/1 + 2/3/4/5 + 6/4/1 + 2 + 3 + 4/1 (PART)
 S.NO. 615, H.NO. - 2/3 + 4 + 5 + 6 + 7 + 8 TO 615 / 2 + 3 + 4 + 5 + 6 + 7 + 8/5 + 615/2 + 3 + 4 + 5 + 6 + 7 + 8/1 (PART),
 BIBWEWADI, MUNJERI, PUNE

ARCHITECTS :

VILAS TARWADI
 ARCHITECTS & INTERIOR DESIGNERS
 "SIDDHI GOLD" 1ST FLOOR S.NO.39 D
 SHANKAR SHETH ROAD, NEAR MEERA SOCIETY,
 GULTEKADI, PUNE 411037 PH. 28456334
 EMAIL - vilastarwadi@gmail.com CA/92/14877

DATE	SCALE	DRAWN BY	JOB. NO.
10-12-2021	1:200	SAYLEE	

COMP-12/E/RAJESH/DWG/SUYOG SRINATSA/CORP 22/10/2021

OVER HEAD WATER TANK CAPACITY FOR EVERY

FLOOR	OCCUPANT	AREA	LOAD/SQ.M.	PER
COMMERCIAL	03	278.90		
RESIDENTIAL	36			

OVER HEAD WATER TANK CAPACITY FOR RESIDENTIAL

FLOOR	OCCUPANT	AREA	LOAD/SQ.M.	PER
RESIDENTIAL	10			

TOTAL NET CAPACITY OF O.H.W. TANK (3690.00 + 25000 + 7000) ADD. FIRE FIGHTING CAP. 20000X0.008. TOTAL O.H.W. TANK CAPACITY NET CAPACITY OF U.G.W. TANK (1.5XO.H.W. TANK CAPACITY) 1.50 ADD. FIRE FIGHTING CAP. 5000X0.008 TOTAL U.G.W. TANK CAPACITY

REQUIRED PARKING (MHADA)

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