

NO.	AREA STATEMENT	SQM.
1	AREA OF PLANT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	31116.04
a)	AS PER PERMANENT DOCUMENT (7/12/75 EXTRACT)	31116.04
b)	AREA UNDER RD. DOWN IN ROAD	31982.2
c)	MINIMUM AREA TO BE CONSIDERED	31116.04
2	DEDUCTIONS FOR	
a)	AREA UNDER 24.000M D.P. ROAD	1528.96
b)	AREA UNDER RD. DOWN IN ROAD	174.7
c)	AREA UNDER 12.000M SERVICE ROAD	1528.96
d)	D.P. RESERVATION AREA	0.00
e)	TOTAL AREA (a+b+c+d)	2529.29
3	BALANCE AREA OF PLANT (1-2)	28586.75
4	AMENITY SPACE	
a)	REQUIRED = (SQM.3X35)	1429.34
b)	ADJUSTMENT OF 2% OF AMENITY SPACE	0.00
c)	BALANCE REQUIRED =	1429.34
5	NET PLANT AREA (3-4)	27167.41
6	RECREATIONAL OPEN SPACE	
a)	REQUIRED = (SR.NO.3X100)	2803.68
b)	ADJUSTMENT =	2058.68
7	INTERNAL ROAD AREA	
a)	PLATABLE AREA (IF APPLICABLE)	0.00
b)	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD (SR.NO.5 BASIC FSI 110)	29873.15
10	ADDITION OF FSI ON PERMANENT PLANT	
a)	MAXIMUM PERMISSIBLE PERMANENT FSI-SHEDS OR ROAD WIDTH (SR.NO.1-SR.NO.6X150)	0.00
b)	PROPOSED FSI ON PAYMENT OF PERMITS	0.00
11	N-SITU FSI / TDR LOADING (SR.NO.1-SR.NO.6X140)	0.00
12	IN-SITU AREA ADJUSTED TO 1/2 ROAD (ENDROUN. 76%) IF ANY	0.00
13	N-SITU FSI ADJUSTED AT MINORITY SPACE IF WANCED OVER (2.00 X 0.85 X SR. NO. 4) (BAND / ORIGIN)	0.00
c)	TDR AREA (to be purchased from outside)(4156.70X0.85=3532.80)	0.00
d)	Regular TDR (100%) = (36502.80X0.70=25551.96)	0.00
e)	Slum TDR (100%) = (36502.80X0.30=10950.84)	0.00
f)	TOTAL N-SITU TDR LOADING PROPOSED (1+2+c+d+e)	0.00
12	ADDITIONAL FSI ON UPRD CHAPTER NO. 7	
13	TOTAL DEDUCTIONS FROM FSI IN PROPOSAL	
a)	$9 \times (10+10) \times 116$ OR 12 WHICHEVER IS APPLICABLE	29873.15
b)	REDUCTION = BUILT UPD AREA /FSI/UTILIZED AREA TO BE RETAINED AS PER OLD RULE	0.00
c)	BALANCE DEDUCTIONS FOR ANGLULAR AREA (a-c)	29873.15
14	ANGLULAR AREA WITH PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR RES. MEMB (29873.15-5272.62 = 24590.53) 60% = 14754.32 SQM	14760.32
d)	BALANCE BUILT UP AREA WITH PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR COMM. (29873.15 X 100 / 100 -5272.62 X 0.80% =4218.09)	4218.09
e)	TOTAL DEDUCTIONS (13+c+d+e)	48857.57
f)	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE SR. NO. 12+13c) (OR PERMISSIBLE AS PER ROAD WIDTH)	48857.57
15	(AS PER REGULATION NO.61/72/63/64 (X) AS APPLICABLE) 1% IS 1.82	0.00
16	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.18)	24060.71
a)	EXISTING BUILT UP AREA OR PER OLD RULE	0.00
b)	PERMISSIBLE BUILT-UP AREA (AS PER FSI 9-14N)	24060.71
c)	PERMISSIBLE BUILT-UP AREA RES. (AS PER FSI 9-14N)	39007.78
d)	TOTAL (b+c)	48948.47
17	FSI CONSIDERED (15/13)	0.99
a)	(SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE)	0.00
b)	REQUIRED (29873.15-5272.62-24590.53)/2200	4920.11
c)	PROPOSED	5033.79

TOTAL SANITATION REQUIREMENT—COMMERCIAL (SHOP)					
TOTAL NO. OF PERSONS = 1151(MALE 581 NOS. FEMALE = 580 NOS)					
MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUITA-VEGETABLE MARKETS					
FIXTURES	MALE		FEMALE		PROPOSED
	REQUIRED	MALE	REQUIRED	FEMALE	
W.C.	1 per 50 (Minimum=2)	12	12	36	
URINALS	1 per 50	12	—	—	

TOTAL SANITATION REQUIREMENT—COMMERCIAL (OFFICE)					
TOTAL NO. OF PERSONS=234(MALE 117 NOS.FEMALE=117 NOS)					
OFFICE BUILDING					
FIXTURES	MALE		FEMALE		PROPOSED
	REQUIRED	MALE	REQUIRED	FEMALE	
W.C.	1 per 25 Nil up to 4 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 Add @ 1/3% for 101-200 Add @ 2.5 % Over 200	5	5	8	20
URINALS	—	—	4	—	—

NO 41/02/3/3/4/4 AS APPLICABLE) X 0.00

IN PROPOSED (EXCLUDING AREA AT 0.00

AREA/AS PER OLD RULE 0.00

UP AREA COMM. (AS PER P-LINE) 9490.71

UP AREA RES. (AS PER P-LINE) 39007.76

48486.47

10) 0.99

THICKER THAN (SMD. 14 INCHES)

HOUSEHOLD, IF ANY 4920.11

S-5277.62+24600.53X0.20 5033.79

THICK BLACK

GREEN

THICK DOTTED BLACK

BLACK (OUTLINE)

YELLOW HATCHED

BLACK FILLED IN

RED DOTTED

BLACK DOTTED THIN

RED HATCHED

PREPARED AS PER DOCUMENTS

R/P.A.H.

IN BRIEF

EXTERNAL WALLS 150MM BRICK,

BRICK, EXTERNAL PLASTER 18MM,

INTERNAL PLASTER 12MM (NEERU), KOTTHAS

DOORS, ALUMINUM SLIDING WINDOWS

AREA

UNDER REFERENCE WAS SURVEYED BY ME

SURVEY, ETC. OF PLOT

ON MEASURED ON SITE AND THE AREA

WITH THE AREA STATED IN DOCUMENT OF

RECORD/ (LAND RECORD DEPARTMENT/

STATION

SIGN OF ARCHITECT

CONFORM THAT I/WE WOULD BEYOND BY PLANS

COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE

ALSO I/WE WOULD EXECUTE THE WORK UNDER

TECHNICAL PERSON=AS TO ENSURE THE QUALITY AND

DEVELOPERS LTD. THROUGH

AGCDO

CIAL & RESIDENTIAL LAYOUT OF BUILDING

TANNER, PUNE.

NATURE OF ARCHITECT

VOUSSOIRS

EGG AND INTERIOR DESIGNERS.

APT. BHONDE COLONY- NR. OLD

ERANDAVANNA PUNE-4 TEL:-41406399

SCALE 1:500

SHEET NO. -

DEALT BY:- SANSHEK

CHK BY:- SR

DATE 01/22

21.03.2023

APPROVAL FROM COMPETENT AUTHORITY