F.S.A			NON F.S.A											
FLOOR	F.S.A		LIFT AREA	PARKING AREA	REFUGE AREA	LIFT M/C ROOM AREA (M.R.L.)	TERRACE AREA	O.H.TANK AREA	U.G TANK AREA	TOTAL NON F.S.A	TOTAL F.S.A	TOTAL F.S.A+NON F.S.A	UNITS	
	RESIDENTIAL	COMMERCIAL											RETAIL / SHOWROOM	TENEMENTS
B-1 PARKING	-	-	12.37	1052.17	-	-	-	-	37.70	1,102.24	-	1,102.24	-	-
GROUND FLOOR	169.44	443.81	-	758.75	-	-	-	-	-	758.75	613.25	1,372.00	9	-
FIRST FL. P-1 PARKING	19.04	-	-	996.31	-	-	-	-	-	996.31	15.78	1,012.09	-	-
SECOND FL. P-2 PARKING	-	-	-	996.31	-	-	-	-	-	996.31	-	996.31	-	-
THIRD FL. P-3 PARKING	-	-	-	1002.00	-	-	-	-	-	1,002.00	-	1,002.00	-	-
FOURTH FL.	674.36	-	-	-	-	-	-	-	-	-	674.36	674.36	-	6
FIFTH FL.	674.36	-	-	-	-	-	-	-	-	-	674.36	674.36	-	6
SIXTH FL.	640.28	-	-	-	35.24	-	-	-	-	35.24	640.28	675.52	-	6
SEVENTH FL.	674.36	-	-	-	-	-	-	-	-	-	674.36	674.36	-	6
EIGHTH FL.	674.36	-	-	-	-	-	-	-	-	-	674.36	674.36	-	6
NINTH FL.	276.90	-	-	-	-	-	-	-	-	-	276.90	276.90	-	2
TERRACE FL.	-	-	-	-	-	0	674.36	46.91	-	721.27	-	721.27	-	-
TOTAL	3803.10	443.81	12.37	4805.54	35.24	0.00	674.36	46.91	37.70	5612.12	4243.65	9855.77	9	32
TOTAL	4246.91		5612.12								4243.65	9855.77		

OVER HEAD WATER REQUIREMENT

COMMERCIAL AREA					
AREA SQ.M	OCCUPANTS	REQ. PER HEAD LTRS		TOTAL	
377.23	125.74	45		5658.45	LTRS
RESIDENTIAL AREA					
TENEMENT	PERSONS	REQ. PER HEAD LTRS		TOTAL	
32 x	5 x	135	=	21600.00	LTRS
TOTAL COMMERCIAL + RESIDENTIAL			=	27258.45	
SAY			=	27258.45	LTRS
ADDITION FIRE PURPOSE			=	20000.00	LTRS
OVER HEAD WATER REQUIREMENT			=	47258.45	LTRS

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50					
27258.45 x	1.50		=	40887.68	LTRS
ADDITION FIRE PURPOSE			=	100000.00	LTRS
UNDER GROUND WATER REQUIREMENT			=	140887.68	LTRS

PARKING STATEMENT

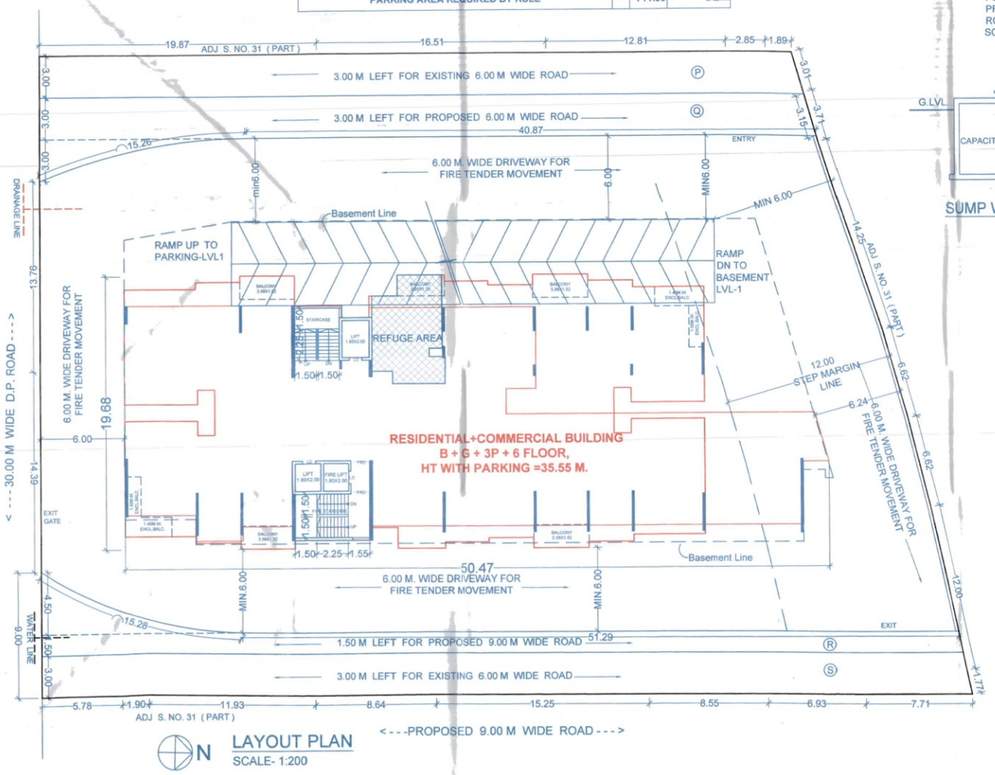
	NO.OF TENEMENTS / Units	CARS	SCOOTERS
COMMERCIAL NON CONGESTED COMMERCIAL AREA = 443.81 X 0.85 = 377.23 CARPET AREA= 377.23 / 100 = 3.77 Say = 4 Nos. FOR 100.00 SQ.M. (2 : 6)	4	8	24
A)FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M (1 : 2)	1	1	1
B) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 5)	9	5	23
C) FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 3)	22	22	66
PARKING REQUIRED BY RULE		36	114
5% VISITOR PARKING		1	4
TOTAL PARKING REQUIRED		38	119
TOTAL PARKING PROVIDED		119	165
COMPOSITE PARKING (27 Car X 6 Scooter)		-27	162
TOTAL NET PARKING PROVIDED		92	327

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	38	=	473.44	SQ.M
2) SCOOTER	2.00	X	119	=	237.95	SQ.M
PARKING AREA REQUIRED BY RULE				=	711.39	SQ.M

PROPOSED PARKING

FLOOR	CAR	SCOOTER
BASEMENT -1	43	0
GROUND FLOOR	0	8
FIRST FL. PARKING LVL-1	37	0
SECOND FL. PARKING LVL-2	39	0
THIRD FL. PARKING LVL-3	0	165
TOTAL	119	173
REQUIRED PARKING	91	309



N LAYOUT PLAN
SCALE- 1:200

PLOT AREA KEY PLAN FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (S):
SCALE- 1:100

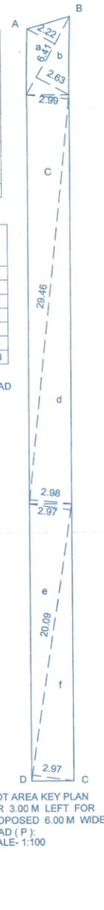
AREA CALCULATIONS OF 'S' BY TRIANGULATION METHOD

a	0.50	x	11.56	x	2.72	=	15.72
b	0.50	x	11.56	x	2.90	=	16.76
c	0.50	x	19.88	x	2.97	=	29.52
d	0.50	x	19.88	x	2.96	=	29.42
e	0.50	x	22.44	x	2.97	=	33.32
f	0.50	x	22.44	x	2.98	=	33.44
g	0.50	x	13.92	x	2.94	=	20.46
h	0.50	x	13.92	x	2.94	=	20.46
TOTAL AREA							199.10

AREA CALCULATIONS OF 'P' BY TRIANGULATION METHOD

a	0.50	x	6.41	x	2.22	=	7.12
b	0.50	x	6.41	x	2.63	=	8.43
c	0.50	x	29.46	x	2.99	=	44.04
d	0.50	x	29.46	x	2.98	=	43.90
e	0.50	x	20.09	x	2.97	=	29.83
f	0.50	x	20.09	x	2.97	=	29.83
TOTAL AREA							163.18

AREA UNDER EXISTING 6.00 M WIDE ROAD
(S + P)=(163.18 + 199.10)= 362.28 SQ.M



PLOT AREA KEY PLAN FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (P):
SCALE- 1:100

PLOT AREA KEY PLAN FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (Q):
SCALE- 1:100

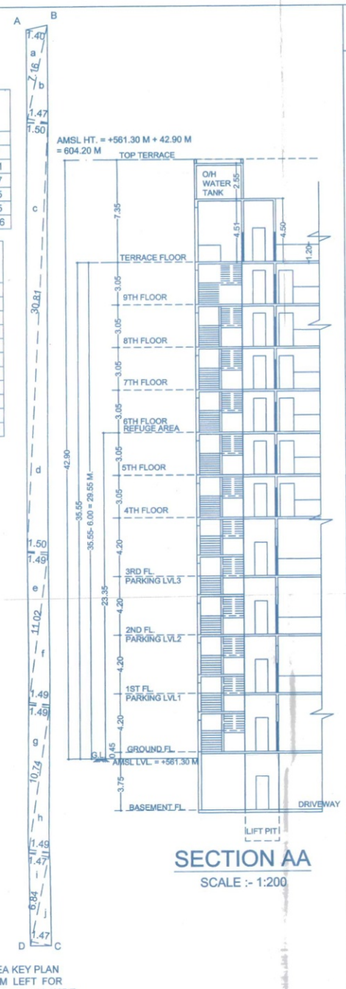
AREA CALCULATIONS OF 'Q' BY TRIANGULATION METHOD

a	0.50	x	7.24	x	2.35	=	8.51
b	0.50	x	7.24	x	2.70	=	9.77
c	0.50	x	29.44	x	2.99	=	44.01
d	0.50	x	29.44	x	2.98	=	43.87
e	0.50	x	20.10	x	2.97	=	29.85
f	0.50	x	20.10	x	2.97	=	29.85
TOTAL AREA							165.86

AREA CALCULATIONS OF 'R' BY TRIANGULATION METHOD

a	0.50	x	7.16	x	1.40	=	5.01
b	0.50	x	7.16	x	1.47	=	5.26
c	0.50	x	30.81	x	1.50	=	23.11
d	0.50	x	30.81	x	1.50	=	23.11
e	0.50	x	11.02	x	1.49	=	8.21
f	0.50	x	11.02	x	1.49	=	8.21
g	0.50	x	10.74	x	1.49	=	8.00
h	0.50	x	10.74	x	1.49	=	8.00
i	0.50	x	6.84	x	1.47	=	5.03
j	0.50	x	6.84	x	1.47	=	5.03
TOTAL AREA							98.97

AREA UNDER PROPOSED 6.00 M & 9.00 M WIDE ROAD
(Q + R)= (165.85 + 98.97)=
264.82 SQ.M

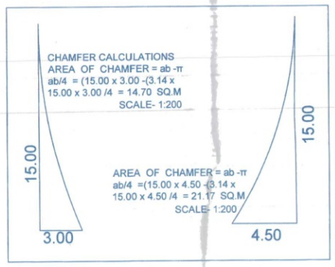


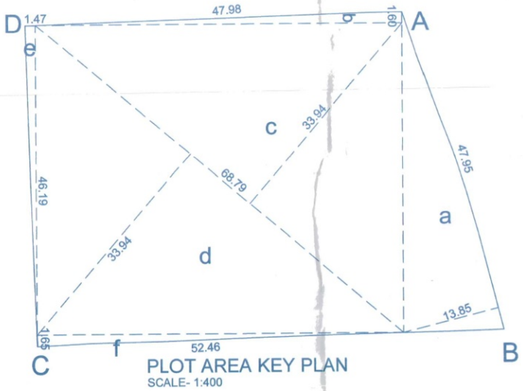
SECTION AA
SCALE :- 1:200

PLOT AREA KEY PLAN FOR 1.50 M LEFT FOR PROPOSED 9.00 M WIDE ROAD (R):
SCALE- 1:100

G.LVL. G.LVL.
UGT
CAPACITY = 2,05,684.30 LITS.

SUMP WELL SECTION





PLOT AREA KEY PLAN
SCALE- 1:400

AREA CALCULATIONS (BY TRIANGULATION METHOD)

AREA CALCULATIONS FOR PLOT 'A+B' BY TRIANGULATION METHOD OF ABCD							
a	0.5	x	47.95	x	13.85	=	332.05
b	0.5	x	47.98	x	1.60	=	38.38
c	0.5	x	68.79	x	33.94	=	1,167.37
d	0.5	x	68.79	x	33.94	=	1,167.37
e	0.5	x	46.19	x	1.47	=	33.95
f	0.5	x	52.46	x	1.65	=	43.28
TOTAL AREA							2,805.31

STAMP OF APPROVAL

01/09

Revised Resi.+ COMM.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO CC/1491/22
DATE 12/09/22

Building Inspector — Deputy Engineer (Building Development Department)

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

Proforma-I :- AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered) (Rule 3.4.1 (c)	2748.00
	(a) As per ownership document (7/12, CTS extract)	2748.00
	(b) as per measurement sheet	2782.40
	(c) as per site	2782.40
2	Deductions for	
	(a) Proposed D.P. Road widening Area	0.00
	(b) 6.00m. w. Existing Road widening Area	362.28
	(c) Any D.P. Reservation area (NALA)	0.00
	(Total a+b+c)	362.28
3	Balance area of plot (1-2)	2385.72
4	Amenity Space (if applicable)	
	(a)Required -	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	2385.72
6	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
7	6.00 to 9.00 m left for Internal Road area	264.82
o	Chamfer area	35.87
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width(Sr. No. 5 x basic FSI 1.10)	2624.29
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOS Zone (2385.72 x 0.50) = 1192.86sq.m.	0.00
	(b) Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road[1 .0 x Sr. No.2(a)],ifany	0.00
	(b)In- situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No.4] (b) and / Or (c)].	0.00
	(c) Balance FSI area	0.00
	(d) TDR area S.no. 5 X 1.40	0.00
	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2624.29
	(a1) Deduction :- Built-up area / FSI / utilized Area / FSI to be retained as per old DC Rule	0.00
	(a2) Balance entitlement for Ancillary Area (a1 - a2)	2624.29
	(b)Ancillary Area FSI upto 60% or 80% with payment of charges= (443.81 / 1.80 = 246.56 x 0.80 % = 197.25) (2624.29 - 246.56)= 2377.73 x 0.60 % = 1426.63) = 197.25 + 1426.63 = 1623.88	1623.88
	(c) Total entitlement (13a+13b)	4248.17
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) (3 x 0.60 % + 0.80 %)	4248.17
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area. / As per old rule	0.00
	i) Completed	0
	ii) Residential	0.00
	iii) Commercial	0.00
	(b) Proposed Built-up Area (as per 'P-line')	
	i) Residential	3803.10
	ii) Commercial	443.81
	(c) Total (a + b)	4246.91
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% ofsr.No.5)	0.00
	(b) Proposed	0.00

DOORS AND WINDOW SCHEDULE:

DOORS	WINDOWS
D = 1.05 X 2.10	W = 1.80 X 1.20
D1 = 0.90 X 2.10	W1 = 1.50 X 0.90
D2 = 0.75 X 2.10	W2 = 1.10 X 1.20
FD = 1.65 X 2.10	W3 = 0.75 X 1.20
FRD = 1.20 X 2.10	V = 0.60 X 0.90

PROJECT :

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING AT S . No . 31/2 + 31/3 A, BALEWADI , PUNE.

Owner's Signature

AARNIK REALITY LLP ;

Mr. Ashok Dhanraj Chordia
(partner)

Architect ' s name and signature

Ar. Shirish V . Sonawane (Partner)

studio sa
architecture I interior design I valuation
b-502 , narayan chambers , 555 narayan peth
kelkar road , pune 411030
ph : 24480588 e mail : studiosaarchitects@gmail.com

job no.	Date	Scale	Dealt	Checked by	Registration/License no. of Arch.
	06/07/2022	1:100	Mayur	Bhavsar	CA / 93 / 15613