

F.S.I. STATEMENT (Wing A)				
NO FL.	NET B/UP AREA	LIFT	FIRE LIFT	PROP. TEN.
Basement	--			--
1st	579.55			8
2nd	579.55			8
3rd	579.55			8
4th	579.55			8
5th	579.55	4.94	4.94	8
6th	579.55			8
7th	579.55			8
8th	579.55			8
9th	579.55			8
10th	579.55			8
11th	579.55			8
TOTAL	6330.93	4.94	4.94	87.00

F.S.I. STATEMENT (Wing B,C)				
NO FL.	NET B/UP AREA	LIFT	FIRE LIFT	PROP. TEN.
Basement	--			--
1st	579.55			8
2nd	579.55			8
3rd	579.55	4.94	4.94	8
4th	579.55			8
5th	579.55			8
6th	579.55			8
7th	579.55			8
8th	579.55			8
TOTAL	4636.40	4.94	4.94	64.00

F.S.I. STATEMENT (Wing D)				
NO FL.	NET B/UP AREA	LIFT	FIRE LIFT	PROP. TEN.
PAKING	--			--
1st	212.93			4
2nd	212.93			4
3rd	212.93			4
4th	212.93	2.23	2.23	4
5th	212.93			4
6th	212.93			4
7th	212.93			4
8th	212.93			4
TOTAL	1703.44	2.23	2.23	32.00

MHADA AREA STATEMENT
 BASIC F.S.I (1.10) = 8488.45 SQ.M.
 20% OF BASIC F.S.I = 1697.69 SQ.M.
 PERMISSIBLE AREA OF MHADA = 1697.69 SQ.M.
 PROPOSED AREA OF MHADA = 1703.44 SQ.M.
 PROPOSED TENEMENTS OF MHADA = 32 NOS.

F.S.I. STATEMENT (Wing E)		
NO FL.	NET B/UP AREA	PROP. SHOP
GROUND	113.57	7
TOTAL	113.57	7.00

TOTAL F.S.I. STATEMENT (IN SQ.M.) (WING-A+B+C+E)						
WING	P-Line Area	Comm	Resi	LIFT AREA	FIRE LIFT AREA	SHOP NO
WING A	0.00	6330.93	4.94	4.94	87	0.00
WING B	0.00	4636.40	4.94	4.94	64	0.00
WING C	0.00	4636.40	4.94	4.94	64	0.00
WING D	113.57	0.00	0.00	0.00	0.00	7
TOTAL	113.57	15603.73	14.82	14.82	215.00	7.00

TOTAL CONSTRUCTION AREA (F.S.I. + NON F.S.I.)									
Construction Wing	F.S.I Area	Parking Area	Lift Area	LIFT M/C Room Area	STP Area	U.G.T. Area	O.H.T. Area	Transformer Area	Total Area
Wing A,B,C,D,E	17420.74	4052.96	34.10	60.28	91.15	155.65	191.00	66.53	22256.13

TOTAL PARKING AREA STATEMENT (WING A,B,C & E)			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
100.00 SQ.M. HAVING CARPET AREA (11.87/100) (1-1)	1	2	6
2 TENEMENTS HAVING BELOW CARPET AREA 40.00 SQ.M. (1-2)	53	27	53
2 TENEMENTS HAVING CARPET AREA 40.00-60.00 SQ.M. (1-3)	162	81	405
IN ADDITIONAL 5% VISITOR PARKING	0	5	23
TOTAL	215	115	487

TOTAL PARKING AREA STATEMENT (MHADA D WING)			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
2 TENEMENTS HAVING BELOW CARPET AREA 40.00 SQ.M. (1-2)	32	16	32
TOTAL	32	16	32

TOTAL PARKING AREA STATEMENT			
VEHICLE	SIZE	VEHICLE AREA REQUIRED	AREA PROVIDED
CARS	2.5X5.00	12.50	200.00
SCOOTER S	1.00X2.00	2.00	32
TOTAL			264.00

TOTAL PARKING AREA STATEMENT			
VEHICLE	SIZE	VEHICLE AREA REQUIRED	AREA PROVIDED
CARS	2.5X5.00	12.50	115
SCOOTER S	1.00X2.00	2.00	487
TOTAL			2411.50

WATER AREA CALCULATION (A,B,C,D & E WING)			
FOR COMMERCIAL			
AREA OF GROUND FLOOR = 30 PERSONS	=	32	NOS.
AREA OF UPPER FLOOR = 0.00	=	0.00	NOS.
AMOUNT OF WATER REQUIRED PER PERSON	=	45	lts/day
TOTAL WATER REQUIRED	=	1440.00	lts/day
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG	=	247	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	168165.00	lts/day
TOTAL WATER REQUIRED FOR FIRE FIGHTING	=	50000.00	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	218165.00	lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	218165.00	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	327247.50	lts/day
REQUIRED CAPACITY FOR FIRE TO UNDER GROUND WATER TANK	=	50000.00	lts/day
TOTAL REQUIRED UNDER GROUND WATER TANK	=	377247.50	lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=	377247.50	lts/day



विकास योजना कार्यालय
 मान्य सै. अ. क्र. २८७०/२९
 दि. १०/१२/२०२९

कार्यालय अभियंता
 ना. वा. काम विकास विभाग (डो. क. २८७०/२९)
 दि. १०/१२/२०२९

जमिन विकसन नि. १९२०/२९
 रकम रु. १९१९००/-
 दि. १०/१२/२०२९

नोट: No sale of 1/32nd of a plot, no out-plot will be recognised and no linking permission in any plot in the layout to be given unless final sanction is given by Municipal Commissioner.

For the purpose of proper circulation of Road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the M.C. reserves the right to permit access and extension of the internal road & services through this land under layout sub division.

DATE & STAMP OF APPROVAL
 LAYOUT

AREA STATEMENTS		SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	9739.58
(a)	As per ownership document (7/12, CTS extract)	10330.94
(b)	As per measurement sheet	9739.58
(c)	As per site	0.00
02	Deductions for:	--
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	144.01
(b)	Area Reservation Area	1878.79
Total (a + b)		2022.80
03	GROSS Area of the plot (01 - 02)	7716.78
04	Amenity Space (if applicable)	--
(a)	Required 15% (As Per PMC)	1157.52
(b)	Adjustment of 2(b), if any	0.00
(c)	Proposed	0.00
05	Net Plot Area (3-4(c))	7716.78
06	Recreation Open Space (if applicable)	--
(a)	Required 10% (As Per PMC UDCPR)	771.68
(b)	Proposed	772.14
07	Internal Road area	--
08	Plotable area (if applicable)	0.00
09	Built up area with reference to Basic F.S.I as per front road width (SR. NO. 5X BASIC F.S.I) (1.10 F.S.I)	8488.45
10	Additional FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	0.00
(b)	Proposed FSI on payment of premium (0.50) (9739.58X0.50 = 4869.79) = Proposed Paid Taken = Per. Paid Fee - Excess TDR = 4869.79 - 149.77 = 4720.02	4720.02
11	In-situ FSI / TDR loading	--
(a)	In-situ area against D.P. Road (144.01 X 2 = 288.02)	288.02
(b)	In-situ area against Reservation Area if handed over (1878.79X2 = 3757.58)	3757.58
(c)	TDR area (0.4) (9739.58X0.40 = 3895.83)	0.00
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	4045.60
(e)	Excess TDR = (d - c) = 4045.60 - 3895.83 = 149.77 sq.m.	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	0.00
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	17254.07
(b)	Existing FSI	0.00
(c)	Balance FSI To Consume	17254.07
(d)	Ancillary Area FSI upto 60% (c x 60%)	10352.44
(e)	Total entitlement Area (b+c+d)	27606.51
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	27606.51
(a)	Total utilization limit of F.S.I.	17254.07
(b)	Deduction of Existing Area	0.00
(c)	Balance F.S.I. for utilization (a-b)	0.00
(d)	Ancillary area 60% (c x 60%)	10352.44
(e)	Total entitlement Area (b+c+d)	27606.51
15	Total Built-up Area in proposal (excluding area at Sr.No.17b)	--
(a)	Existing Built-up Area/As per old rule	0.00
(i)	Completed	0.00
(ii)	Residential	0.00
(iii)	Commercial	0.00
(iv)	Excess balcony	0.00
(v)	MHADA	1703.44
(b)	Proposed Built-up Area (as per P-Line)	--
(i)	Residential	15603.73
(ii)	Commercial	113.57
(c)	Total B/Up Area without MHADA (a+b)	15717.30
(d)	Total B/Up Area with MHADA (a+b)	17420.74
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	--
17	Area for Inclusive Housing, if any	--
(a)	Required (20% of Sr.No.5)	1697.69
(b)	Proposed	1703.44

CERTIFICATE OF AREA
 Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

OWNER'S DECLARATION
 I/We undersigned hereby declare that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

D LEGEND
 Plot Boundary: Black
 Proposed Work: Red
 Drainage Line: Red Dotted
 Water line: Black Dotted
 Existing to be retained: Hatched
 Demolitions: Yellow hatched

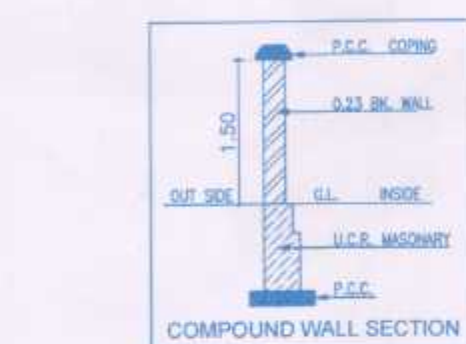
E PROJECT TEAM	
01 Concept Designers	..xx line 1
02 Environment Consultant	..xx line 1
03 Structural Consultant	..xx line 1
04 Plumbing Consultant	..xx line 1
05 Electrical Consultant	..xx line 1
06 Fire Consultant	..xx line 1
07 HVAC Consultant	..xx line 1

F JOB TITLE / SITE ADDRESS
 Proposed Residential Scheme S.No. 26, H.No. 1, 2/1, 2/2, 2/3, 2/4, 2/5, 3/1, 3/2, 3/3, 3/4, 3/5 at Dhayari, Tal. Haveli, Pune.

G OWNER NAME AND SIGNATURE
 Owner's Name: Ninal Walim Nihade & Others
 Signature: [Signature]

H ARCHITECT
 Architect Name: Vishwas Kulkarni - CA/1984/8465
 Hrishikesh Kulkarni - CA/2002/29235
 Stamp: [Stamp]

PM SUBMISSION
 Project Name: [Project Name]
 Date: 15/12/2021
 Submitted by: [Submitted by]
 Checked by: [Checked by]
 Approved by: [Approved by]
 Date: [Date]
 Project No: 1676
 Drawing No: 201
 Scale: 1:500 at A1-Paper Size

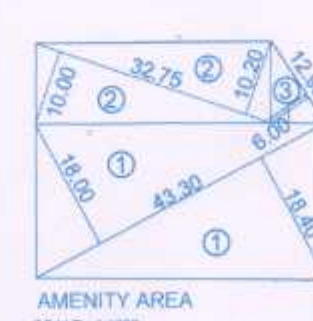
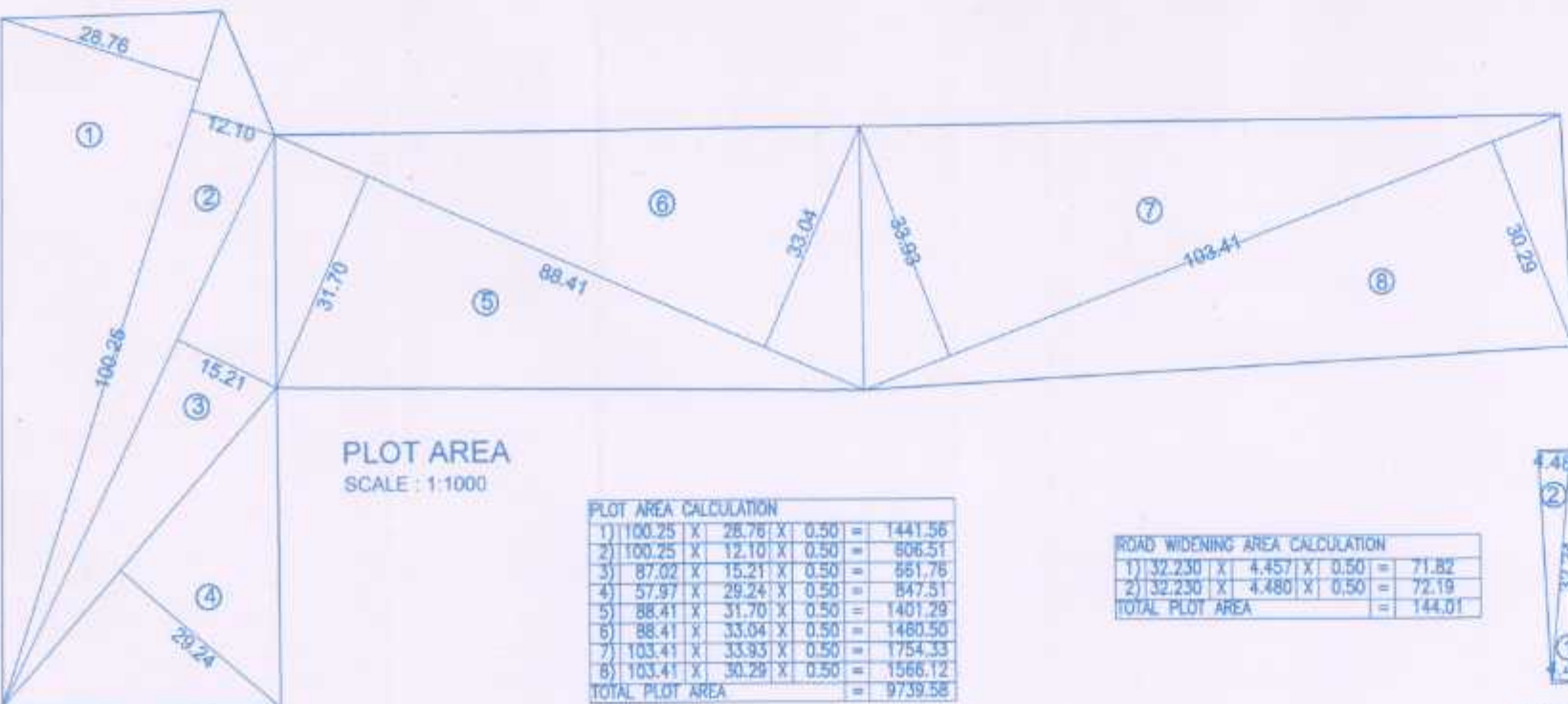
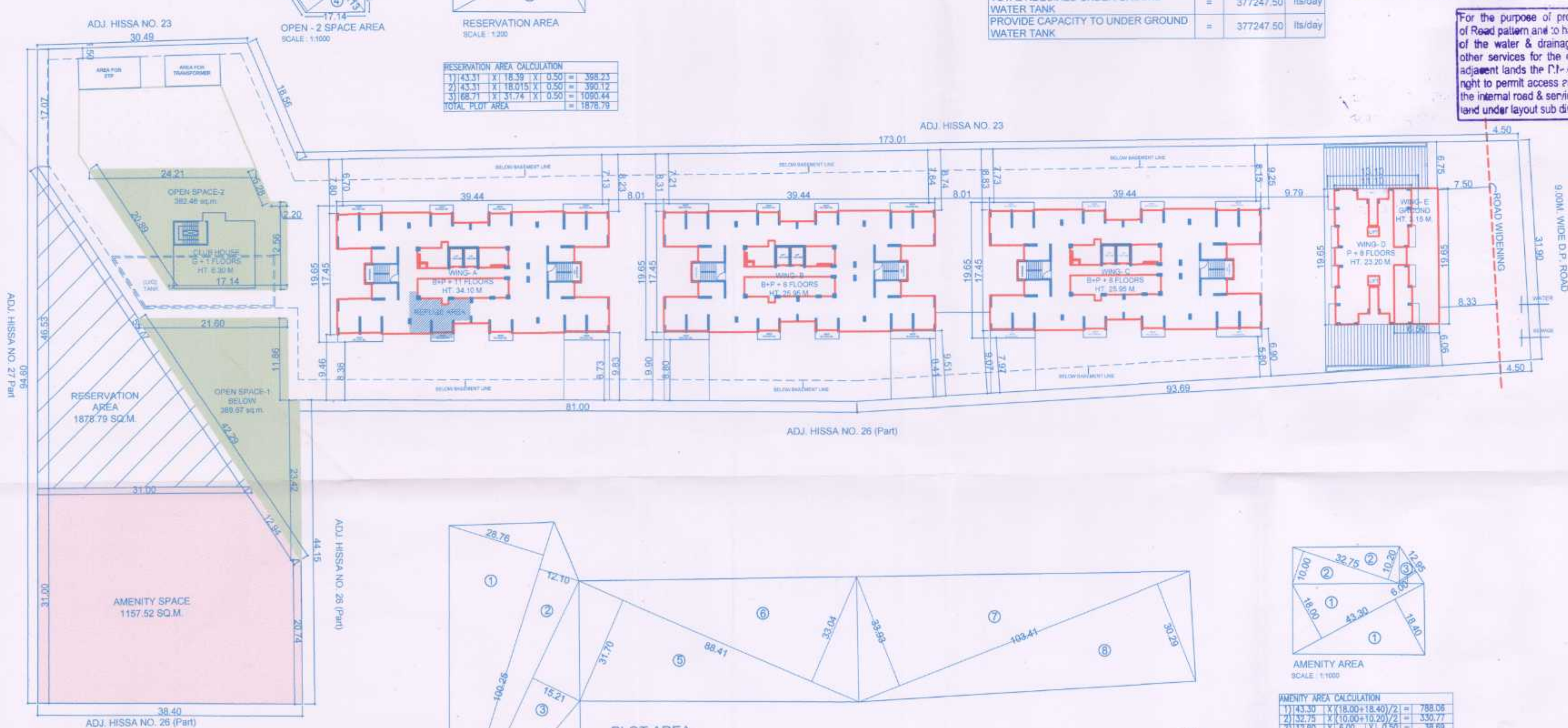


OCCUPANCY LOAD CALCULATIONS	
GROUND FLOOR AREA	= 113.57
TOTAL B/UP AREA	= 113.57
CARPET AREA 85%	= 96.53
3 NO PERSONS (Ground Floor)	= 32.16
TOTAL PERSONS	= 32

OPEN SPACE -1.2 AREA CALCULATION							
1	28.08	X	12.82	X	0.50	=	179.99
2	18.17	X	8.98	X	0.50	=	81.58
3	18.17	X	14.10	X	0.50	=	128.10
4	21.25	X	10.13	X	0.50	=	107.83
5	21.25	X	15.04	X	0.50	=	159.80
6	26.69	X	4.20	X	0.50	=	56.05
7	26.69	X	4.42	X	0.50	=	58.98
TOTAL							772.14



RESERVATION AREA CALCULATION								
1)	43.31	X	18.39	X	0.50	=	398.23	
2)	43.31	X	18.015	X	0.50	=	390.12	
3)	68.71	X	31.74	X	0.50	=	1090.44	
TOTAL RESERVATION AREA							=	1878.79



SCALE: 1:1000							
AMENITY AREA CALCULATION							
1)	43.30	X	(18.00+18.40)/2	=	788.04		
2)	32.75	X	(10.00+10.20)/2	=	330.75		
3)	12.90	X	6.00	X	0.50	=	38.85
TOTAL PLOT AREA						=	1157.64

ROAD WIDENING AREA CALCULATION						
1)	32.230	X	4.457	X	0.50	= 71.82
2)	32.230	X	4.480	X	0.50	= 72.19
TOTAL PLOT AREA						= 144.01

ROAD WIDENING AREA SCALE: 1:200