

Building Inspector & Deputy Engineer P.M.C.
(B.P./D.P. Zone No.-1) P.M.C.



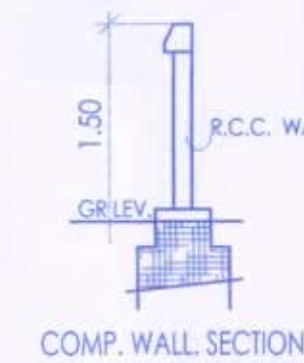
E.C. AREA STATEMENT		F.S.I. SQ.M.		Non F.S.I. SQ.M.						
TYPE OF BUILDING	FLOOR	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	PARKING AREA	BALCONY AREA	STAIRCASE AREA	LIFT AREA	CLUB HOUSE AREA	REFUGE AREA	OVERHEAD TANK AREA
	TOTAL 'A' BUILDING	298.73	8653.79	6422.00	1055.91	785.40	18.00	103.50	108.00	132.22
TOTAL F.S.I. COMMERCIAL + RESIDENTIAL		7152.52		TOTAL NON F.S.I. 8625.08 SQ.M.						
TOTAL F.S.I. * NON F.S.I.		= 1577.60		SQ.M.						

FLOOR WISE FSI STATEMENT: BLD_NAME															
FLOORS	FSI AREA				BALCONY			PASSAGE	STAIR		LIFT (FREE OF FSI)	TERRACE	FIRE LIFT	TENE	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		NORMAL STAIR	FIRE STAIR					
GROUND FLOOR	298.73	0.00	0.00	0.00	44.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	298.73
P01 FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
P02 FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	1049.84	0.00	0.00	157.48	156.03	0.00	116.90	38.62	31.00	9.00	0.00	-	20	1049.84
SECOND FLOOR	0.00	1049.84	0.00	0.00	157.48	156.03	0.00	116.90	38.62	31.00	0.00	0.00	-	20	1049.84
THIRD FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
FOURTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
FIFTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
SIXTH FLOOR	0.00	559.15	0.00	0.00	83.87	86.20	0.00	68.95	22.89	15.50	0.00	0.00	-	11	559.15
SEVENTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
EIGHTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
NINTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
TENTH FLOOR	0.00	599.28	0.00	0.00	89.89	93.95	0.00	68.95	22.89	15.50	0.00	0.00	-	12	599.28
TOTAL	298.73	6853.79	0.00	0.00	1072.87	1055.91	0.00	785.40	260.36	186.00	9.00	0.00	9.00	135	7152.57

BUILDING WISE FSI STATEMENT														
BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	FIRE LIFT	TENE	TOTAL FSI AREA
	COMM	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		FREE OF FSI	FREE OF FSI				
A-1 (BUILDING)	298.73	8653.79	0.00	0.00	1072.87	1055.91	0.00	0.00	446.36	9.00	0.00	9.00	135	7152.5
TOTAL	298.73	8653.79	0.00	0.00	1072.87	1055.91	0.00	0.00	446.36	9.00	0.00	9.00	135	7152.5

TERRACE CALCULATIONS: A (BUILDING)			
FLOOR	SIZE	AREA	TOT. AREA
THIRD FLOOR (FORMED)	BLOCK	589.64	589.64
TOTAL	-	-	589.64

BUILDING	AREA
A-1 (BUILDING)	1274.94



TANK		OCCUPANT LOAD		CONS / DAY (LIT)	REQD. CAP. (LIT)	PROP. CAP. (LIT)
			FACT			
OHWT	RESI.REQMT.	135	5	675	135	91125
	COM.REQMT.	299	3	100	45	4500
		0	6	0	45	0
	IND.REQMT.	0	10	0	30	0
	SPE.REQMT.	0	0	0	0	0
FIRE REQMT.					95625	
					10000	
					100625	20000
UGWT		1.5			181725	30000

PARKING CALCULATION										
TYPE	CARPET AREA FSQ (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)		
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.	
RESIDENTIAL	0 - 40	-	2	87	1	44	4	174	4	17
RESIDENTIAL	40 - 80	-	2	48	2	46	4	92	2	4
RESIDENTIAL	80 - 150	-	1	2	2	2	2	2	2	2
RESIDENTIAL	> 150	-	0	0	3	0	2	0	2	2
COMMERCIAL	275.91	-	100	3	3	9	9	27	3	3
VISITOR	-	-	-	-	5%(CAR)	5	5%(SC)	15	5%(CY)	1
TOTAL	REQUIRED	-	-	-	-	106	-	310	-	24
TOTAL	PROPOSED	-	-	-	-	195	-	360	-	48

PLOT	
Document Name	Area
7/12 Extract	6900

TRIANGLE	AREA
A-01	3677.37
A-02	3290.91
TOTAL (PLOT)	6968.28

INTERNAL ROAD	
TRIANGLE	AREA
A-01	668.44
TOTAL	668.44

GROUND FLOOR POLYGON		AREA
A-BLOCK	5.73 X 60.17	344.51
01	---	45.78
TOTAL		298.73

BALCONY CALCULATIONS: A (BUILDING)				
	FLOOR	SIZE (X) (Y)	AREA	TOT. AREA
TYPICAL THIRD, FOURTH, FIFTH, SEVENTH, EIGHTH, NINTH & TENTH FLOOR		1.15 X 2.0 X 2.0	2.30	93.98
		1.15 X 2.15 X 1.1	2.47	
		1.15 X 2.30 X 2.3	7.94	
		1.50 X 3.33 X 4.3	13.86	
		1.50 X 3.40 X 4.0	20.40	
SIXTH FLOOR		1.50 X 3.58 X 4.0	21.48	86.22
		1.15 X 2.30 X 2.0	9.20	
		1.15 X 2.15 X 1.1	2.47	
		1.15 X 2.0 X 2.0	2.30	
		1.20 X 2.60 X 1.8	5.28	
TYPICAL FIRST & SECOND FLOOR		1.50 X 3.33 X 4.3	13.86	156.01
		1.50 X 3.40 X 4.0	20.40	
		1.50 X 3.33 X 4.0	18.90	
		1.15 X 2.30 X 2.3	7.94	
		1.15 X 2.15 X 2.1	5.17	
		1.15 X 2.30 X 2.3	7.94	
		1.20 X 2.60 X 1.8	24.96	
		1.50 X 3.33 X 4.3	39.86	
		1.50 X 3.40 X 4.0	20.40	
		1.50 X 3.33 X 3.3	15.44	
TOTAL		1.50 X 3.33 X 3.3	20.85	1685.5

	AREA STATEMENT	SQ. M.
1.	PLOT AREA AS PER 7/12	
	a. As per ownership document [7/12,CIS extracts]	6,900.00
	b. As per measurement sheet	6,900.00
	c. As per site	6,968.28
	Minimum area of a, b, c to be considered	6,900.00
2.	DEDUCTION FOR	
	A. Proposed D.P./ D.P. Road widening Area	
	a. 12.00 m. Wide D. P. ROAD	NIL
	(Total Road widening Area)	NIL
	B. Any D.P. Reservation Area	
	b. Any Resvation	NIL
	(Total D.P. Reservation Area)	NIL
	Total Area A + B	NIL
3.	Gross Area of Plot [1 - 2]	6,900.00
4.	Recreational Open Space	
	a. Required Open Space [10% of sr.no.3]	690.02
	b. Proposed Open Space	690.02
5.	Amenity Space	
	a. Required Amenity Space [15% of sr.no.3]	1,035.00
	b. Proposed Amenity Space	1,035.00
6.	Service Road and Highway widening	NIL
7.	Internal Road Area	688.44
8.	Net Area of Plot [3 - 5 b]	5,865.00
9.	Build-up Area with reference to Basic F.S.I. as per Front Road width (sr.no. 8 x 1.10)	6,451.50
10.	Addition of Area for F.S.I.	
	a. In-situ Area against D.P. Road [200 x sr.no.2(A)]	NIL
	b. In-situ Area Amenity Space [200 x sr.no.5(b)]	NIL
	c. Premium F.S.I. Area [max.0.50 of sr.no.8]	770.00
	d. T.D.R. Area [max.0.65 of sr.no.8-10 (a+b)]	NIL
	e. Additional F.S.I. Area under chapter VIII	NIL
	Total Area [a + b + c + d + e]	7,221.50
11.	Total Area available [9 + 10]	13,196.25
12.	Maximum utilization of F.S.I. Permissible as per Road width [as per Regulation no. 17.3]	13,196.25
13.	Total Built-up Area [excluding area of sr.no.15.b.]	
	a. Existing Built-up Area [sanctioned]	NIL
	b. Proposed Built-up Area	7,152.52
	c. Excess Balcony Area counted in F.S.I.	NIL
	d. Excess Double Height Terraces Area counted in F.S.I.	NIL
	Total Area [a + b + c + d]	7,152.52
14.	F.S.I. Consumed [sr.no.13 / sr.no.8]	1.22
	(should not more than sr.no.12 above)	NIL
15.	Area left for LIG / MIG [20% of sr.no.9]	
	a. Provided LIG / MIG Area	NIL
	15% Balcony Area for LIG / MIG	NIL

COVERAGE STATEMENT		SQ. M.
15.	Permissible Coverage above Ground [20% of s.no.8]	1,173.00
16.	Proposed Coverage above Ground	1,049.84
17.	Excess Coverage above Ground [max.35% of s.no.8]	NIL
18.	Permissible Coverage below Ground [50% of s.no.8]	2,932.50
19.	Proposed Coverage below Ground	NIL

TENEMENT STATEMENT		No.
20.	Permissible Residential Tenement (250 / H)	330 No.
20.	Proposed Residential Tenement	135 No.

Water line shown in black dot
Existing work shown in yellow

SPECIFICATIONS	
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CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____
 _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS
 MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA
 STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT /
 CITY SURVEYED RECORDS.

LEGEND

PLOT BOUNDARY SHOWN BLACK	_____	_____
PROPOSED WORK SHOWN RED	_____	_____
DRAINAGELINE SHOWN RED DOTTED	_____	_____
WATERLINE SHOWN BLACK DOTTED	_____	_____
EXISTING TO BE RETAINED HATCHED	_____	_____
DEMOLISHION SHOWN HATCHED YELLOW	_____	_____

OWNER'S NAME:		OWNER'S SIGN:
M/S. VASTUSHREE DEVELOPERS (Pvt.)		
Mr. ABHJIT BHUJBAL	Mr. MAHESH MATHWAR	
PROJECT: Layout of Building + Building Proposal		

SURVEY NO: 32	
HISSA NO: 2B	CTS NO:
PLOT NO:	SOC. NAME:
FINAL PLOT NO:	PETH: Mundhwa-Keshavnagar

ARCHITECT: VILAS JAGANNATH YELE	ARCHITECT'S SIGN:
8/11, BHAGIRATHI TOWER'S, HOTEL KONKAN LANE, KO KOTHRUD, PUNE - 411 038.	

	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		

	INWARD NO.	ADCR/5773/18	DATE	20-12-2019
	KEY NO.	00000000000000000000	SHEET NO.	1 / 5

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