BP SANCTION LAYOUT

FLOOR AREA STATEMENT

WING TYPE	NO.OF FLOORS	STILT FLR. AREA SQ.M.	FIRST FLR. AREA SQ.M.	SECOND FLR. AREA SQ.M.	THIRD FLR. AREA SQ.M.	FOURTH FLR. AREA SQ.M.	FIFTH FLR. AREA SQ.M.	SIXTH FLR. AREA SQ.M.	TOTAL FLOOR AREA SQ.M.	TENEMENTS/ SHOP NOS	HT OF BLDG
A	STILT + 6	-	416.25	416.25	416.25	416.25	416.25	416.25	2497.50	12	22.90
B	STILT + 6	22.78	403.26	403.26	403.26	403.26	403.26	403.26	2442.34	12	22.90
C	STILT + 6	22.78	407.67	407.67	407.67	407.67	407.67	407.67	2468.80	12	22.90
D	STILT + 6	22.78	407.67	407.67	407.67	407.67	407.67	407.67	2468.80	12	22.90
E	STILT + 6	-	338.71	338.71	338.71	338.71	338.71	338.71	2032.26	12	22.90
F	STILT + 6	-	333.88	333.88	333.88	333.88	333.88	333.88	2003.28	12	22.90
G	STILT + 6	22.78	406.61	406.61	406.61	406.61	406.61	406.61	2462.44	12	22.90
TOTAL									16375.42	84	

CONSTRUCTION AREA STATEMENT

WING TYPE	NO.OF FLOORS	TOTAL FLOOR AREA SQ.M.	TOP TERRACE AREASQ.M.	STAIR CAP.+OHWT AREA+LIFT CAP SQ.M.	TOTAL CONSTRUCTION AREA SQ.M.
A	STILT + 6	2497.50	382.74	35.50	2915.74
B	STILT + 6	2442.34	383.65	35.50	2861.49
C	STILT + 6	2468.80	387.48	35.50	2891.78
D	STILT + 6	2468.80	387.48	35.50	2891.78
E	STILT + 6	2032.26	306.02	35.50	2373.78
F	STILT + 6	2003.28	311.27	35.50	2350.05
G	STILT + 6	2462.44	387.31	35.50	2885.25
TOTAL		16376.42	2545.95	248.50	19169.87
CLUB HOUSE					193.15
SERVICES	STP (60.00) + TRANSFORMER (59.46) UGWT(181.81) + SWIMMING POOL (72.00)				373.27
ADJOININIG TERRACE AT 1ST FLR. (1+2+3+4)					65.67
TOTAL					19801.96

C.P.-1 ADJOINING TERRACE - 1
1. (2.86+1.68)/2 X 1.92 = 4.36 SQ.M.
2. 2.25 X 5.70 = 12.83 SQ.M.
TOTAL = 17.19 SQ.M.

C.P.-2 ADJOINING TERRACE - 2
1. (2.16+2.06)/2 X 8.19 = 17.28 SQ.M.

C.P.-3 ADJOINING TERRACE - 3
1. 2.40 X 8.32 = 19.97 SQ.M.

C.P.-4 ADJOINING TERRACE - 4
1. (1.98+1.88)/2 X 5.82 = 11.23 SQ.M.

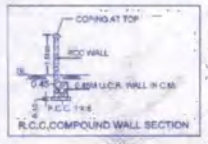
TOTAL ADJOINING TERRACE AREA = 17.19 + 17.28 + 19.97 + 11.23 = 65.67 SQ.M.

CLUB HOUSE AREA STATEMENT

AREA STATEMENT	SQ.M.
AREA OF OPEN SPACE	1576.64
PERMISSIBLE AREA ON GR. FLOOR 10% OF 1353.50	157.66
PERMISSIBLE AREA ON 1ST FLOOR 5% OF 1353.50	78.80
TOTAL PERMISSIBLE AREA	236.49
PROPOSED AREA ON THE GROUND FLOOR	138.31
PROPOSED AREA ON THE FIRST FLOOR	55.84
TOTAL PROPOSED AREA	193.15

WATER REQUIREMENT STATEMENT

WING TYPE	OVERHEAD WATER TANK CAP	SUMPWELL WATER TANK CAP
A	8,100+10,000(fire)	12,150+20,000(fire)
B	8,100+10,000(fire)	12,150+20,000(fire)
C	8,100+10,000(fire)	12,150+20,000(fire)
D	8,100+10,000(fire)	12,150+20,000(fire)
E	8,100+10,000(fire)	12,150+20,000(fire)
F	8,100+10,000(fire)	12,150+20,000(fire)
G	8,100+10,000(fire)	12,150+20,000(fire)
TOTAL	1,26,700 LTRS	2,25,050 LTRS



REQD. PARKING STATEMENT

WING TYPE	CAR	SCOOTER
A	24	36
B	24	36
C	24	36
D	24	36
E	12	36
F	12	36
G	24	36
PARKING REQUIRED	158	252
REQUIRED VISITORS PARKING 5%	8	13
TOTAL PARKING REQUIRED	164	265

PROVIDED PARKING STATEMENT

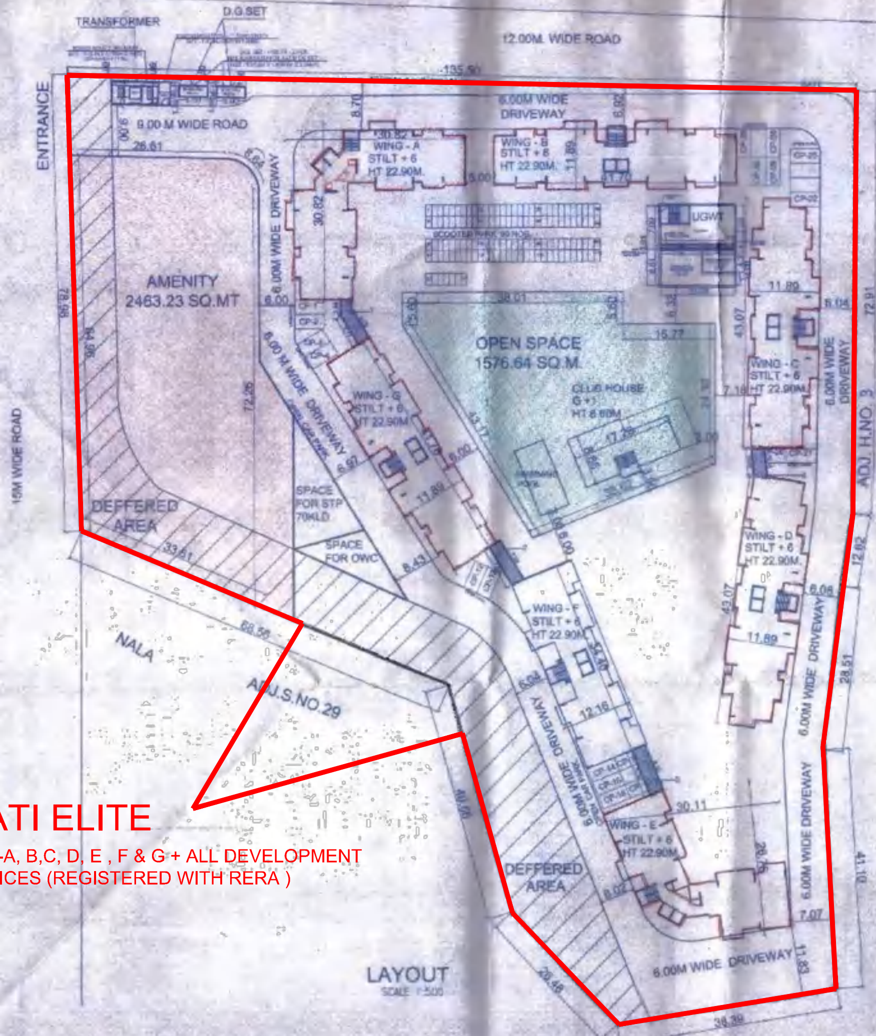
WING	PROVIDED BELOW BLDG		PROVIDED IN LAYOUT	
	CARS	SCOOTERS	CARS	SCOOTERS
A	22	-	02	36
B	20	18	04	18
C	21	18	03	18
D	21	18	03	18
E	12	30	-	06
F	12	36	-	-
G	20	18	4	18
TOTAL	134	138	22	114
IN LAYOUT	-	-	8	13
TOTAL PARKING PROVIDED	134	138	30	127

TOTAL CARS PROVIDED = 134+30 = 164 NOS
TOTAL SCOOTERS PROVIDED = 138+127 = 265 NOS

PREMIUM STATEMENT (PAID)

BLDG.	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	PASSAGE AREA SQ.M.	TERRACE AREA SQ.M.	ENCL. BALC. AREA SQ.M.	DRY BALC. AREA SQ.M.	LIFT M/C RM. AREA SQ.M.
B1	94.16	4.21	248.05	475.70	425.56	170.30	24.95
B2	40.32	8.23	45.10	78.81	69.52	27.56	24.95
C3	107.28	4.07	272.40	565.73	574.38	134.37	23.12
D2	242.76	4.07	104.88	480.20	456.28	126.51	23.81
D3	91.19	4.07	219.01	470.95	414.87	115.75	23.81
E2	95.37	4.28	453.20	420.32	399.15	167.04	14.53
TOTAL	671.08	29.93	1342.64	2489.71	2339.76	741.53	135.17
AMOUNT OF PREMIUM PAID on 28.[illegible].2013	551.37	30.75	985.87	1436.35	1478.15	395.92	109.62
AMOUNT OF PREMIUM PAID on 24.[illegible].2014	119.71	-	356.77	1053.36	861.61	344.61	25.55

Proposed FSI on payment of premium 20%=2412.27 SQ.M. on — NO. P.R.H./NASR/745/2014 dated 24.09.2014

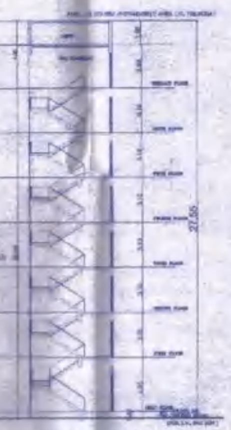


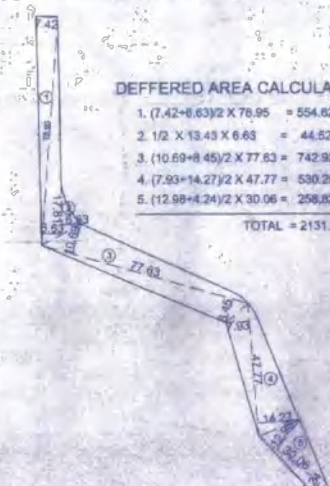
OPEN SPACE AREA CALCULATION

1. (21.99+24.29)/2 X 58.936 = 1363.78 SQ.M.
2. 38.01 X 5.60 = 212.86 SQ.M.
TOTAL = 1576.64 SQ.M.

AMENITY AREA CALCULATIONS

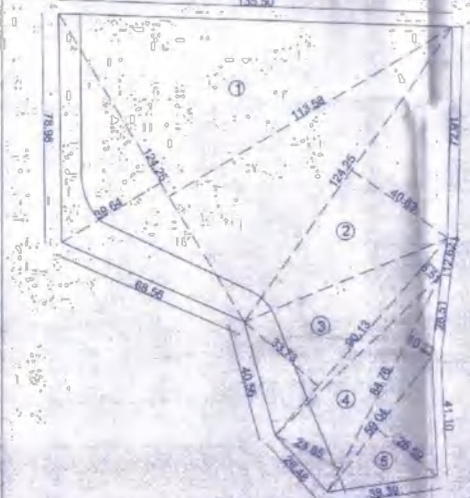
1. (24.56+23.626)/2 X 84.57 = 2037.54 SQ.M.
2. 1/2 X 77.65 X 4.95 = 192.18 SQ.M.
3. 1/2 X 9.35 X 2.17 = 10.14 SQ.M.
4. (4.51+5.40)/2 X 45.06 = 223.37 SQ.M.
TOTAL = 2463.23 SQ.M.





DEFFERED AREA CALCULATION

1. (7.42+6.63)/2 X 78.95 = 554.62 SQ.M.
2. 1/2 X 13.43 X 6.63 = 44.52 SQ.M.
3. (10.69+8.45)/2 X 77.63 = 742.92 SQ.M.
4. (7.93+14.27)/2 X 47.77 = 530.25 SQ.M.
5. (12.98+4.24)/2 X 30.06 = 258.82 SQ.M.
TOTAL = 2131.13 SQ.M.



PLOT AREA CALCULATIONS BY TRIANGULATION

1. (39.64+113.58)/2 X 124.26 = 9518.79 SQ.M.
2. 1/2 X 124.25 X 40.63 = 2524.14 SQ.M.
3. (33.73+ 6.51)/2 X90.13 = 1813.42 SQ.M.
4. (24.85+10.23)/2 X 84.76 = 1486.69 SQ.M.
5. 1/2 X 59.04 X 26.59 = 784.94 SQ.M.
TOTAL = 16127.98 SQ.M.

AREA OF THE PLOT AS PER 7/12 = 16000.00 SQ.M.

CONSIDER MIN AREA = 16000.00SQ.M.

SCALE 1:1000

SEAL OF APPROVAL FOR PLANS

1 / 9

Revised II Date 11/03/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS CERTIFICATE NO. CC/0317/22
Building Inspector Assistant Engineer P.M.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT	SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)	16000.00
(a) As per ownership document (7/12, CTS extract)	16000.00
(b) as per measurement sheet	16000.00
(c) as per site	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	
(b) Any D.P. Reservation area	
(c) Deffered area	2131.13
(Total a+b+c)	2131.13
3. Balance area of plot (1-2)	16000.00
4. Amenity Space (if applicable)	
(a)Required - AS PER PREVIOUS SANCTIONED NO. P.R.H./NASR/746/2014 DATED 12.09.14	2384.97
(b) Adjustment of 2(b), if any -	
(c) Proposed -	2463.23
5. Net Plot Area (3-4 (c))	13536.03
6. Recreational Open space (if applicable)	
a) (a) Required - 10% OF (5)	1353.50
b) (b) Proposed - AS PER PREVIOUS SANCTIONED	1576.64
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width 1.1	
(9) Net Basic FSI 13536.03X1.1	14889.63
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	
(b) Proposed FSI on payment of premium: 16000.00X0.50 = 8000.00 SQ.M.	
Previous premium as per [illegible]	2412.27
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 16000.00X0.90 = 14400.00	
(d) Total in-situ / TDR loading proposed	
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) [illegible] whichever is applicable	17410.60
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. PERMISSIBLE ANCILLARY AREA [illegible]	
(c) Total entitlement (a+b)	17410.60
14. Total Built-up Area in proposal (excluding area at Sr.No.16 b)	16375.42
(a) Previous sanctioned built-up area	15862.33
(b) Proposed Built-up Area (as per 'P-line') Residential Area Commercial Area	16375.42
(c) Total (a+b)	16375.42
15. F.S.I. Consumed	
16. Area for Inclusive Housing, if any	
(a) Required	
(b) Proposed	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

Owner's Declaration –
I/We undersigned hereby confirm 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.

OWNER (S) NAME AND SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT OF BUILDINGS AT S.NO. 26/1/3, UNDRI, PUNE.

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NAME & SIGN OF OWNER	NAME & SIGN OF ARCHITECT
	SHIRISH DASNURKAR

NORTH

SHIRISH DASNURKAR & ASSOCIATES
architects & designer

SCALE	JOB NO.	DRAWN BY	DEALT BY	COMPUTER FILE
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