

TOTAL FSI STATEMENT

WING	FLOOR NO.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	BUILT-UP AREA	TENEMENT
NORTH WING	B+G.P+4 FL.	11.60 M.	14.95 M.	2666.76	16
SOUTH WING	B+G.P+4 FL.	11.60 M.	14.95 M.	2497.95	15
TOTAL				5164.71	31

Form of Statement 2
(to be printed on plan) [Sr. No. 9 (a)]
Proposed-Residential
NORTH WING

FLOOR NO.	B/UP AREA	TENEMENT
GROUND	0.00	0
FIRST	666.69	4
SECOND	666.69	4
THIRD	666.69	4
FOURTH	666.69	4
TOTAL	2666.76	16

Form of Statement 2
(to be printed on plan) [Sr. No. 9 (a)]
Proposed-Residential
SOUTH WING

FLOOR NO.	B/UP AREA	TENEMENT
GROUND	0.00	0
FIRST	666.69	4
SECOND	666.69	4
THIRD	666.69	4
FOURTH	497.88	3
TOTAL	2497.95	15

PARKING STATEMENT

	NO. OF TENEMENTS / UNITS	CARS	SCOOTERS
RESIDENTIAL	31	31	93
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:3)		31	93
PARKING REQUIRED BY RULE		3	8
5% VISITOR PARKING (ON RESIDENTIAL TENEMENT)		34	101
TOTAL PARKING REQUIRED	31	34	101
TOTAL PARKING PROVIDED		60	183
PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	34
2) SCOOTER	2.00	X	101
PARKING AREA PROVIDED			
1) CARS	12.50	X	60
2) SCOOTER	2.00	X	183
PARKING AREA PROVIDED			

OVER HEAD WATER REQUIREMENT

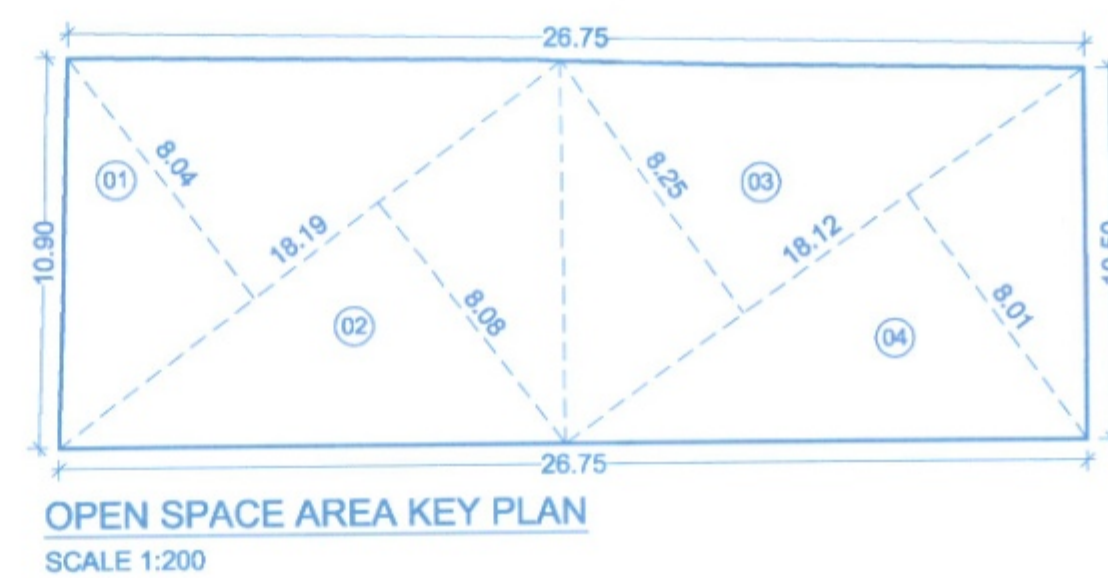
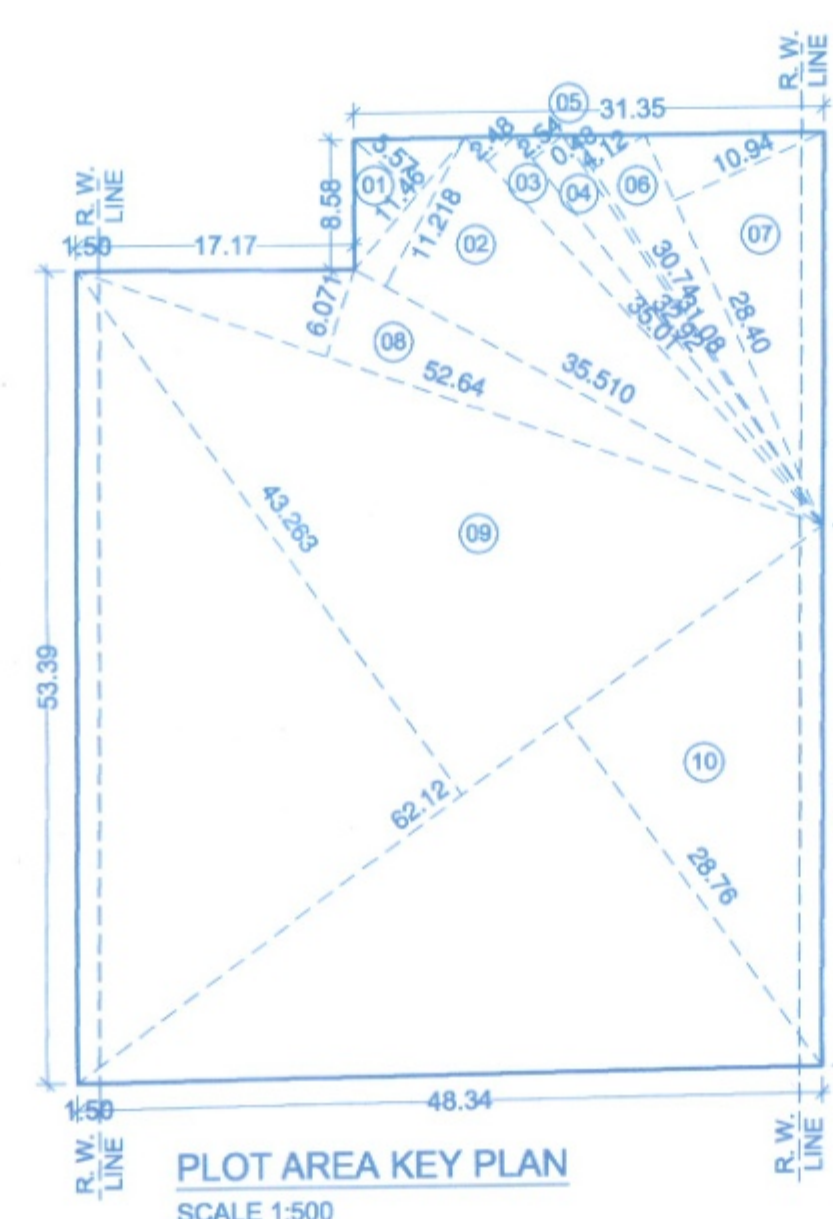
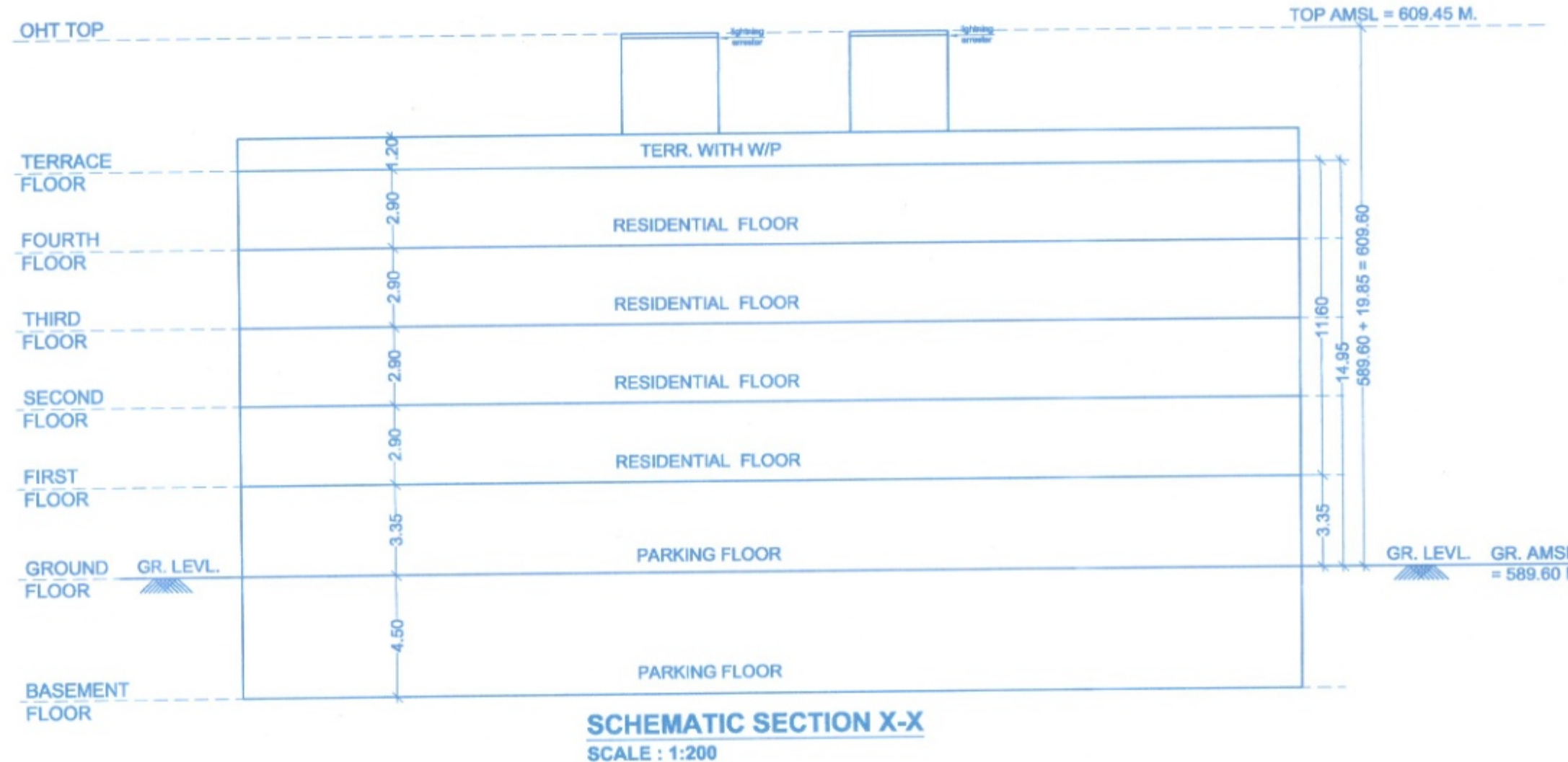
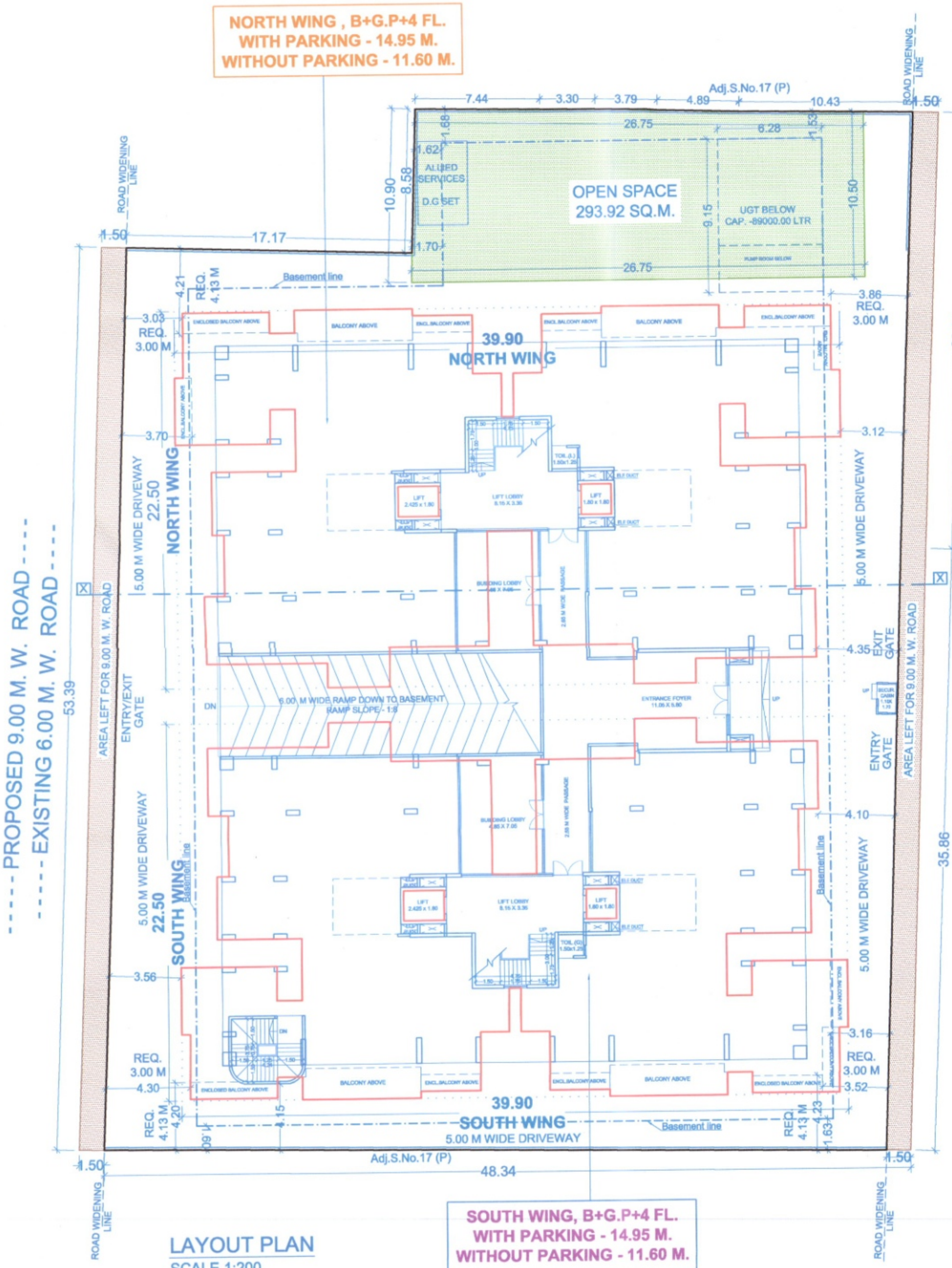
RESIDENTIAL AREA	PERSONS	LTRS	TOTAL
TENEMENT	31	X	5
SAY-(A)			20925.00
ADDITION FIRE PURPOSE (B)			37800.00
TOTAL OVER HEAD WATER REQUIREMENT (A+B)			57900.00
UNDER GROUND WATER TANK CAPACITY			
OVER HEAD WATER TANK X 1.50			56700.00
ADDITION FIRE PURPOSE			0.00
TOTAL UNDER GROUND WATER REQUIREMENT			56700.00



STAMP OF APPROVAL

1. PREVIOUS SANCTION UNDER CC NO. CC/4211/21 DATED-31.03.2022

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4211/21
DATE 29/11/2022
Building Inspector
Building Development Department

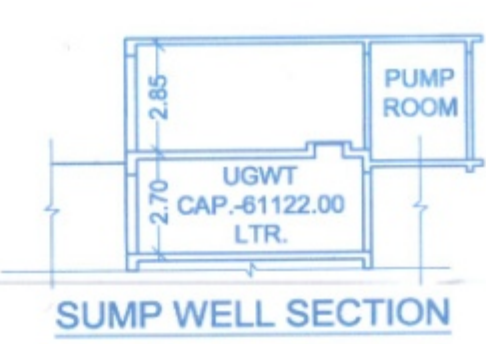
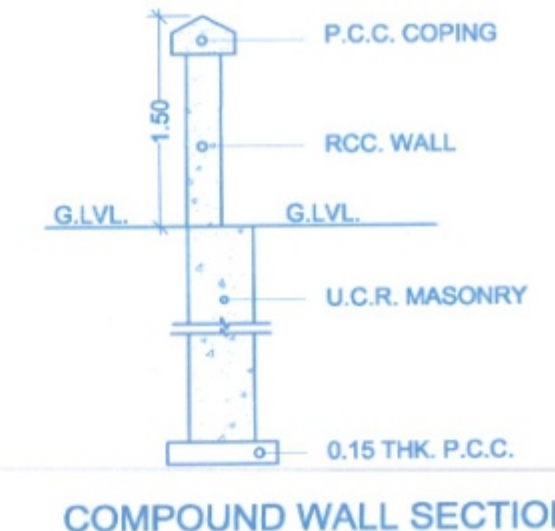
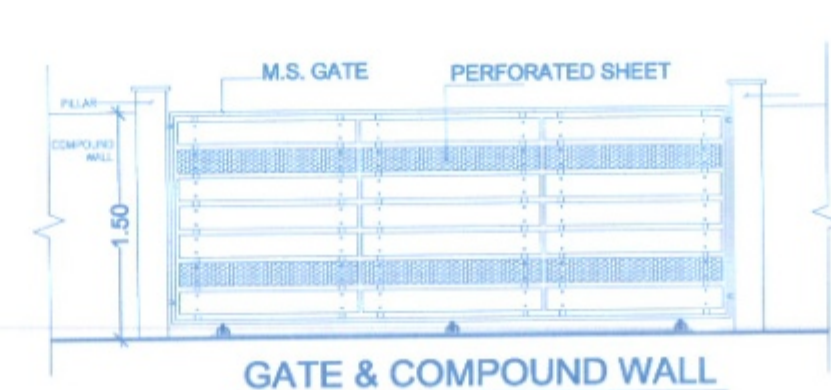


OPEN SPACE AREA CALCULATIONS
1) 8.04 x 18.19 x 0.50 = 73.12 SQ.M
2) 8.08 x 18.19 x 0.50 = 73.49 SQ.M
3) 8.25 x 18.12 x 0.50 = 74.74 SQ.M
4) 8.01 x 18.12 x 0.50 = 72.57 SQ.M
TOTAL AREA = 293.92 SQ.M

AREA KEY PLAN LEFT FOR 6.00 TO 9.00 M.W. ROAD SCALE 1:500

ROAD LEFT FOR 6.00 TO 9.00 M.W. ROAD AREA CALCULATION
1) 53.88 x 1.50 x 0.50 = 40.41 SQ.M
2) 53.89 x 1.50 x 0.50 = 40.42 SQ.M
3) 26.05 x 1.50 x 0.50 = 19.52 SQ.M
4) 26.05 x 1.50 x 0.50 = 19.51 SQ.M
5) 35.89 x 1.50 x 0.50 = 26.90 SQ.M
6) 35.89 x 1.50 x 0.50 = 26.92 SQ.M
TOTAL AREA = 173.68 SQ.M

PLOT AREA CALCULATIONS
1) 11.46 x 5.57 x 0.50 = 31.92 SQ.M
2) 35.91 x 11.219 x 0.50 = 199.18 SQ.M
3) 35.01 x 2.48 x 0.50 = 43.41 SQ.M
4) 32.92 x 2.54 x 0.50 = 41.81 SQ.M
5) 31.08 x 0.48 x 0.50 = 7.46 SQ.M
6) 30.74 x 4.12 x 0.50 = 63.32 SQ.M
7) 28.40 x 10.94 x 0.50 = 155.35 SQ.M
8) 52.64 x 6.07 x 0.50 = 158.76 SQ.M
9) 62.12 x 43.263 x 0.50 = 1343.75 SQ.M
10) 62.12 x 28.76 x 0.50 = 893.29 SQ.M
TOTAL AREA = 2339.24 SQ.M



AREA STATEMENT	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	2939.24
(a) As per ownership document (7/12, CTS extract)	3010.00
(b) as per measurement sheet	2939.24
(c) as per site	0.00
2 Deductions for	0.00
(a) Proposed D.P./D.P. Road widening Area	0.00
(b) Any D.P. Reservation area (Nala)	0.00
(Total a+b)	0.00
3 Balance area of plot (1-2)	2939.24
4 Amenity space (if applicable)	0.00
(a) Required - Not required	0.00
(b) Proposed -	2939.24
5 Net Plot Area (3-4b)	2939.24
6 Open Space (if applicable)	293.92
(a) Required -	293.92
(b) Proposed -	173.68
7 Internal Road area	173.68
8 Plottable 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 1.10 (basic FSI))	3233.16
10 Addition of FSI on payment of premium	0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone. (Sr. No. 5 x 0.50)	0.00
(b) Proposed FSI on payment of premium	0.00
11 In-situ FSI / TDR loading	0.00
(a) In-situ area against D.P. road (2.0 x Sr. No. 2(a)), if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85xSr. No. 4(b) and/or (c)).	0.00
(c) TDR area	2939.24
(d) Sium T.D.R. Area = (11c x 0.30)	0.00
(e) Amenity T.D.R. Area = (11c - 11d)	0.00
(f) Total in-situ / TDR loading proposed (11d+11e)	0.00
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	3233.16
(a) 9 + 10(b)+11(d) or 12 whichever is applicable.	0.00
(b) Existing F.S.I.	3233.16
(c) Balance area/Fsi	1939.90
(d) Ancillary Area FSI for Residential upto 60% (13cx0.60)	5173.06
(e) Total entitlement (a+b+c+d)	5173.06
14 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable	5173.06
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.00
(a) Previous Existing Sanctioned Built-up with Excess Balcony	0.00
(b) Proposed Commercial Built-up Area (as per 'P-line')	0.00
(c) Proposed Residential Built-up Area (as per 'P-line')	5164.71
(Total a+b)	5164.71
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	0.00
(a) Required (20% ofsr.No.5)	0.00
(b) Proposed	0.00

Project :-
PROPOSED RESIDENTIAL BUILDING
AT-S.NO.17/1/2,BANER, PUNE.

Sign, Address Of The Owner / P.O.A. Holder :-
THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I, THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRABUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.

M/S. YUGAL MAHESHWARI DEVELOPERS THROUGH
MR. MUKESH CHANDRAKANT KARWA AND OTHERS
4th Floor suyash plaza 796/A5 Bhandarkar road pune

FOR ANA CONSORTIUM PVT. LTD.	DWG. NO.	NORTH
	BP LAYOUT PLAN	
	JOB NO.	SCALE
	3642	1:100
	DATE	DESIGN AR.
	REVISION	
	R-10	15.11.2022
	DEALT	Deepak / Shashikant
	DESIGN AR.	Ar.Rohit Gunjal