FSI CALCULATION FOR WING A1							
FLOOR	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL	REFUGE AREA	LIFT AREA	LIFT M. AREA	TENEMENT
BASEMENT FLOOR	--	--	0.00		13.11	19.67	--
BASEMENT FLOOR	--	--	0.00				--
GROUND FLOOR	380.65	--	380.65				--
MEZZANINE/ PODIUM 1	380.65	--	380.65				--
PODIUM 2	--	--	0.00				--
1ST FLOOR	--	839.34	839.34				8
2ND FLOOR	--	839.34	839.34				8
3RD FLOOR	--	839.34	839.34				8
4TH FLOOR	--	839.34	839.34				8
5TH FLOOR	--	839.34	839.34				8
6TH FLOOR (REFUGE)	--	768.47	768.47	71.32			7
7TH FLOOR	--	839.34	839.34				8
8TH FLOOR	--	839.34	839.34				8
9TH FLOOR	--	839.34	839.34				8
10TH FLOOR (REFUGE)	--	768.47	768.47	71.32			7
11TH FLOOR	--	839.34	839.34				8
12TH FLOOR	--	839.34	839.34				8
13TH FLOOR	--	839.34	839.34				8
14TH FLOOR	--	839.34	839.34				8
15TH FLOOR (REFUGE)	--	768.47	768.47	71.32			7
16TH FLOOR	--	839.34	839.34				8
17TH FLOOR	--	839.34	839.34				8
TOTAL	761.30	14056.17	14817.47	213.96	13.11	19.67	133

P.LINE FSI CALCULATION FOR WING A2					
FLOOR	COMM. B/UP AREA	RESI. B/UP AREA	TOTAL	LIFT AREA	TENEMENT
BASEMENT FLOOR	--	0	0.00	13.11	--
BASEMENT FLOOR	--	0	0.00		--
GROUND FLOOR	380.65	0	380.65		--
MEZZANINE/ PODIUM 1	380.65	0	380.65		--
TOTAL	761.30	0.00	761.30	13.11	0.00

RESI.TOTAL PARKING WING -A1			
AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
COMMERCIAL	FOR EVERY 100 SQ.M.	2	6
SHOP CARPET AREA 623.03 SQ.M. 6 NOS.		12	36
RESIDENTIAL	REQUIRED FOR 1	1	3
80 TO 150 SQ.M.		33	33
TOTAL		99	
RESIDENTIAL	REQUIRED FOR 2	1	5
40 TO 80 SQ.M.		50	250
TOTAL		83	349
VISITORS PARKING 5%		4	17
TOTAL		87	366
TOTAL PARKING REQUIRED			
TOTAL PARKING REQUIRED		87	366
TOTAL PARKING PROPOSED		87	366

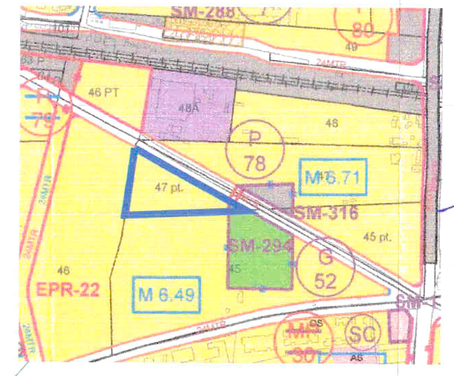
O.H. WATER TANK :- FOR COMMERCIAL (WING -A1)
WATER REQUIRED = 45 LTRS. /PERSON/DAY
COMM. AREA = 761.30 / 3 = 253.77 NOS.
WATER REQUIRED = 45 X 254 = 11,430 LTRS.
PROP. O.H. WATER TANK = 12,000 LTRS.
U.G. WATER TANK :-
PROP.U.G.WATER TANK = 11,430 LTRS. X 1.5
TOTAL WATER REQUIRED = 17,145 LTRS.
FIRE WATER = 1,00,000 LTRS.
PROP. U.G. WATER TANK = 1,17,145 LTRS.

RESI.TOTAL PARKING WING -A2			
AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
COMMERCIAL	FOR EVERY 100 SQ.M.	2	6
SHOP CARPET AREA 623.03 SQ.M. 6 NOS.		12	36
TOTAL		12	36
VISITORS PARKING 5%		1	2
TOTAL		13	38
TOTAL PARKING REQUIRED			
TOTAL PARKING REQUIRED		13	38
TOTAL PARKING PROPOSED		13	38

O.H. WATER TANK :- FOR COMMERCIAL (WING -A2)
WATER REQUIRED = 45 LTRS. /PERSON/DAY
COMM. AREA = 761.30 / 3 = 253.77 NOS.
WATER REQUIRED = 45 X 254 = 11,430 LTRS.
PROP. O.H. WATER TANK = 12,000 LTRS.
U.G. WATER TANK :-
PROP.U.G.WATER TANK = 11,430 LTRS. X 1.5
TOTAL WATER REQUIRED = 17,145 LTRS.
FIRE WATER = 1,00,000 LTRS.
PROP. U.G. WATER TANK = 1,17,145 LTRS.

TOTAL PARKING STATEMENT				
BLDG.	REQ. PARKING		PROVIDED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
COM.+RESI.	100	404	100	404
Inclusive Housing	21	42	21	42
TOTAL	121	446	121	446

F.S.I. + NON F.S.I. TABLE			
F.S.I. + NON F.S.I. TABLE			
1 F.S.I.	NON F.S.I.	F.S.I.	
a F.A.R. PROPOSED 'P' LINE AREA		48369.04	
TOTAL F.A.R PROPOSED		48369.04	
2 NON F.S.I. AREA			
a PROPOSED LIFT + FIRE LIFT AREA	37.67		
b PROPOSED REFUGE AREA	439.72		
c PROPOSED Inclusive Housing	2106.76		
d PROPOSED LIFT + FIRE LIFT AREA (Inclusive Housing)	3.61		
e PROPOSED O.H.T. AREA	150.00		
f BASEMENT	11089.92		
g COVERED PARKING	9078.73		
h U.G. TANK AREA	201.94		
i S.T.P. AREA	92.00		
j OWC AREA	48.00		
k TRANSFORMER & DG SET	70.66		
l CLUB HOUSE	200.00		
TOTAL NON F.S.I.	23519.01	48369.04	
3 TOTAL F.S.I. + NON F.S.I.	71888.05		



PROPOSED SITE

LOCATION PLAN

TOTAL P.LINE FSI AREA CALCULATION (A1+A2+A3)					
WING	TOTAL COMM. P.LINE AREA	TOTAL RESI P.LINE AREA	TOTAL P.LINE AREA	HT. OF BUILDING	TENEMENT
A1	761.30	14056.17	14817.47	58.00M.	133
A2	761.30	0.00	761.30	9.55 M.	0
A3	0.00	0.00	0.00	9.55 M.	0
TOTAL	1522.60	14056.17	15578.77		133

INCLUSIVE HOUSING AREA CALCULATION (WING -A4) P' LINE AREA											
WING	P.LINE AREA GROUND FL.	P.LINE AREA 1ST FLOOR	P.LINE AREA 2ND FLOOR	P.LINE AREA 3RD FLOOR	P.LINE AREA 4TH FLOOR	P.LINE AREA 5TH FLOOR	P.LINE AREA 6TH FLOOR	P.LINE AREA 7TH FLOOR	TOTAL P.LINE AREA	HT. OF BUILDING	TENEMENT
A4	13.13	299.09	299.09	299.09	299.09	299.09	299.09	299.09	2106.76	20.30 M.	42
TOTAL	13.13	299.09	299.09	299.09	299.09	299.09	299.09	299.09	2106.76		42

WATER CALCULATION WING - A1,A2,A3 Inclusive Housing (TENEMENT)								
	A	B	C	D	E	F	G	H	I
	TENEMENT PROPOSED	NO. OF PERSONS / TENE	WATER REQ./ PERSONS/DAY	OVER HEAD WATER TANK REQUIRED		O.H.W.T. PROVIDED	UNDER GROUND WATER TANK REQUIRED		TOTAL U.G.T. PROVIDED
				DOMESTIC	FIREFIGHTING		DOMESTIC	FIREFIGHTING	
RESI.	504	5	135	3,40,200	2,50,000	5,90,200	5,10,300	3,50,000	8,60,300

WATER CALCULATION WING - A1									
	A	B	C	D	E	F	G	H	I
	TENEMENT PROPOSED	NO. OF PERSONS / TENE	WATER REQ./ PERSONS/DAY	OVER HEAD WATER TANK REQUIRED		O.H.W.T. PROVIDED	UNDER GROUND WATER TANK REQUIRED		TOTAL U.G.T. PROVIDED
				DOMESTIC	FIREFIGHTING		DOMESTIC	FIREFIGHTING	
RESI.	168	5	135	113400	50,000	163400	1,70,100	1,00,000	2,70,100

O.H. WATER TANK :- FOR COMMERCIAL (A1+A2)
WATER REQUIRED = 45 LTRS. /PERSON/DAY
COMM. AREA = 1522.60 / 3 =507.53 NOS.
WATER REQUIRED = 45 X506 = 22,860 LTRS.
PROP. O.H. WATER TANK = 23,000 LTRS.
U.G. WATER TANK :-
PROP.U.G.WATER TANK = 22,860 LTRS. X 1.5
TOTAL WATER REQUIRED = 34,290 LTRS.
FIRE WATER = 2,00,000 LTRS.
PROP. U.G. WATER TANK = 2,34,290 LTRS.

SANITATION STATEMENT:- WING -A2
FOR COMMERCIAL :-
@ GROUND, UPPER SHOP FLOOR = 761.30 / 6 = 126.88 NOS
TOTAL NO OF PERSONS = 127 NO.S.
1) 50% GENTS = 64
2) 50% LADIES = 64
BY RULE :-
1) FOR 15 (FEMALE) =1 W.C. 3) FOR 25 (MALE) = 1 W.C.
2) FOR 25 (FEMALE) =1 W.B.4) FOR 20 (MALE) = 1 URINAL
5) FOR 25 (MALE) = 1 W.B.

	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
W.C.	3	3	3	3
URINALS	3		3	
W.B.	3	4	3	4

SANITATION STATEMENT:- WING -A1
FOR COMMERCIAL :-
@ GROUND, UPPER SHOP FLOOR = 761.30 / 6 = 126.88 NOS
TOTAL NO OF PERSONS = 127 NO.S.
1) 50% GENTS = 64
2) 50% LADIES = 64
BY RULE :-
1) FOR 15 (FEMALE) =1 W.C. 3) FOR 25 (MALE) = 1 W.C.
2) FOR 25 (FEMALE) =1 W.B.4) FOR 20 (MALE) = 1 URINAL
5) FOR 25 (MALE) = 1 W.B.

	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
W.C.	3	3	3	3
URINALS	3		3	
W.B.	3	4	3	4

PREMIUM EXEMPTION FLAT AREA STATEMENT (UNSOLD FLAT)							
FLOOR	PROPOSED TENAMENT	FLAT NOS.	B.UP PER FLAT	NO. OF. FLATS	B.UP	ADD. PA55.+STAR.	TOTAL B.UP
WING A1							
7TH FLOOR	8	701,702	70.59	2	141.18	112.65	756.85
		703,704	102.39	2	204.78		
		705,706	54.43	2	108.86		
		707,708	94.69	2	189.38		
8TH FLOOR	8	801,802	70.59	2	141.18	111.42	793.50
		803,804	102.39	2	204.78		
		805,806	73.37	2	146.74		
		807,808	94.69	2	189.38		
9TH FLOOR	8	901,902	70.59	2	141.18	111.42	793.50
		903,904	102.39	2	204.78		
		905,906	73.37	2	146.74		
		907,908	94.69	2	189.38		
10TH FLOOR	8	1001,1002	70.59	2	141.18	111.42	793.50
		1003,1004	102.39	2	204.78		
		1005,1006	73.37	2	146.74		
		1007,1008	94.69	2	189.38		
WING A3							
7TH FLOOR	4	703	70.59	1	70.59	138.78	420.62
		704	102.39	1	102.39		
		705,706	54.43	2	108.86		
8TH FLOOR	6	801,802	105.47	2	210.94	90.52	585.70
		803,804, 805,806	71.06	4	284.24		
9TH FLOOR	6	901,902	105.47	2	210.94	90.52	585.70
		903,904, 905,906	71.06	4	284.24		
10TH FLOOR	6	1001,1002	105.47	2	210.94	90.52	585.70
		1003,1004, 1005,1006	71.06	4	284.24		
11TH FLOOR	6	1101,1102	105.47	2	210.94	90.52	585.70
		1103,1104, 1105,1106	71.06	4	284.24		
TOTAL	60			60	4953	947.77	5900.77

STAMP DUTY OF THIS UNIT (60) WILL BE PAID BY DEVELOPER / OWNER

PREMIUM EXEMPTION AREA STATEMENT	
TOTAL PROPOSED BUILT-UP	15735.38
PROPOSED PREMIUM BUILT-UP	00.00
PROPOSED ANCILLARY AREA	5900.77
TOTAL PERMISSIBLE FOR PREMIUM EXEMPTION	5900.77
TOTAL PROPOSED AREA OF PREMIUM EXEMPTED FLATS	5900.77
AREA FOR PREMIUM EXEMPTION	5900.77

LAYOUT 01 / 09

दुरुस्ती दिनांक 04/08/2022

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.CC/0543/2022

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT * APPROVED * PUNE MUNICIPAL CORPORATION

NO.	AREA CALCULATIONS: -	SQ.M.
1	Area of plot (As per approved Amalgamation)	12000.00
	a) As per Ownership document (7 / 12, CTS extract)	12000.00
	b) As per measurement sheet	12073.74
	c) As per site	12073.74
2	Deductions for	
	a) Proposed 24.00 m. D.P. Road	2212.07
	b) D.P. Reservation (G-52)	240.00
	Total (a+b)	2452.07
3	Balance area of plot (1-2)	9547.93
4	Amenity Space (if applicable)	---
	a) Required -	277.40
	b) Adjustment of 2(b). if any-	
	c) Balance Proposed-	277.40
5	Net Plot Area (3-4(C))	9270.53
6	Recreational Open Space (if applicable)	---
	a) Required	954.80
	b) Proposed	954.80
7	Internal Road area	---
8	Plotable area	---
9	Built up area with reference to Basic F.S.I. as per front road width (9270.53 x basic fsi-1.10)	10197.58
10	Addition of FSI on payment of premium	---
	a) Maximum permissible premium FSI-based on road width/ TDR Zone.	---
	b) Proposed FSI on payment of premium	---
11	In-situ FSI / TDR loacing	
	a) In - situ area against 24.00 m. w. D.P.Road	---
	b) In - situ area against Amenity Space if handed over	---
	d)TDR Area	---
	e)Total in-situ/ TDR loading permissible [11(a)+(b)+(d)]	---
	f)Total in-situ/ TDR loading Proposed	---
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)]or 12 whichever is applicable	10197.58
	(b) Ancillary Area FSI upto 60% with payment of charges (10197.58 X 60%)	6118.55
	(c) Total entitlement (a+b) (10197.58 + 6118.55)	16316.13
14	Maximum utilization limit of FSI (building potential Permissible as per road width(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6	16316.13
15	Total Built up Area in proposal.(excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area.	---
	(b) Proposed Built-up Area(as per 'P-line')(COM.+RESI.)	15578.77
	(c) Total	15578.77
16	F.S.I. Consumed (15/13)(should not be more than serial No. 14)	1.68
17	Area for Inclusive Housing, if any	
	(a) Required (BASIC FSI X 20%)	2039.52
	(b) Proposed	2106.76

H. NOTES

1.This drawing and design is under the copy right of Ar.Pramod Deshpande,and should not be used in part or full, without the written permission of the Architect 'Pramod Deshpande'.
2.Architect is not responsible for constant supervision of work and for structural design, its supervision during execution of structural work.
Architects not assigned work of structural design and supervision of structural components so also architect is not assigned work of constant Supervision during the course is not assigned work of constant Supervision during the course of execution, and he is merely assigned a work of obtaining approval from the local planning authority and for issuing Valuation and other certificates at stages of work only.
3.Any discrepancy in drawing, dsign specifications and quantities, shall be brought to the notice of Architect, Pramod Deshpande before execution of said item.
4.Owner to appoint a qualified engineer for execution for work, and for entire construction work.
5.Written dimension shall be followed.
6.These drawings,details,specification,quantities etc. are based on the information supplied by the owner /power of attorney holder/builder-promoter,etc and thus Architect is noway responsible for the title of plot or to any other legal aspect of said work.
7.The applicant / owner / power of attorney holder/builder that undertake while signing these plans,that he will construct according to completion certificate from the authorities for the said work is obtained and undertake to complete all the formalities as per rules of the local planning authorities and will comply all the conditions of the letter of approval of plans. Further he undertake to excute entire construction work as stipulated under indian standard specifications and according to national WING Code of india (Latest Edition)with best material and best workmanship.

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 THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SERVEY RECORDS.

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.

ARCHITECTS SIGN

OWNER'S DECLARATION

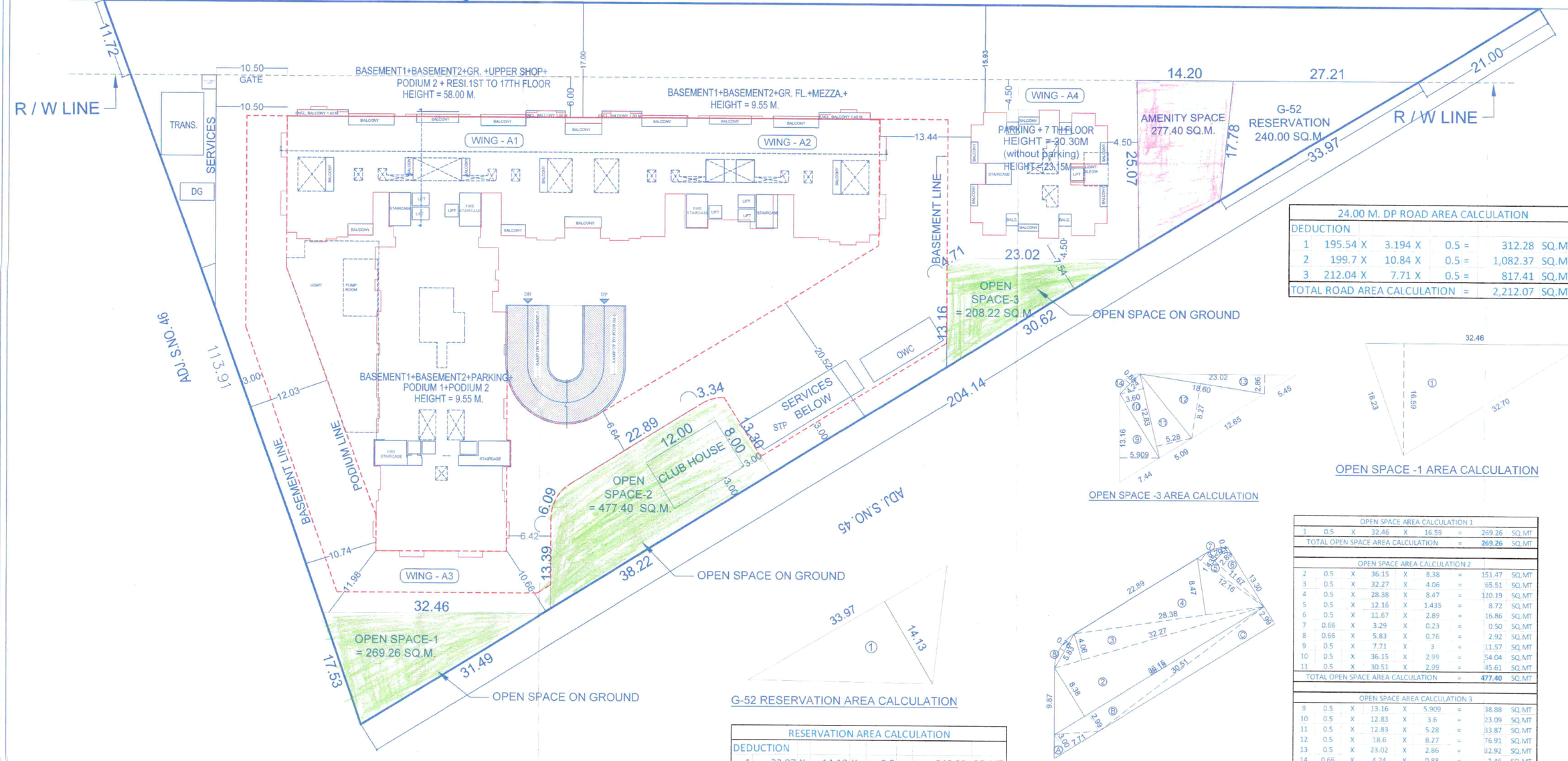
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quility and safety at the work site.

SIGNATURE OF OWNER

PROPOSED LAYOUT OF BUILDING ON S.NO. 47/1(P), CTS NO.1996 AT MUNDHWA, PUNE.

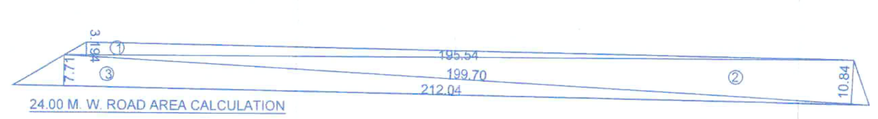
Ar. PRAMOD DESHPANDE.
104, A-J AVENUE, S.NO. 5(A),
KARVENAGAR, PUNE-52.
CA-84-8165

SCALE	DATE	DEALT	REVISION	JOB.NO.
1:500	02.05.2022	ASHWINI		



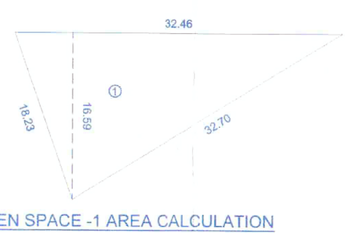
LAYOUT PLAN

24.00 M. DP ROAD AREA CALCULATION					
DEDUCTION					
1	195.54 X	3.194 X	0.5 =	312.28	SQ.MT
2	199.7 X	10.84 X	0.5 =	1,082.37	SQ.MT
3	212.04 X	7.71 X	0.5 =	817.41	SQ.MT
TOTAL ROAD AREA CALCULATION			=	2,212.07	SQ.MT

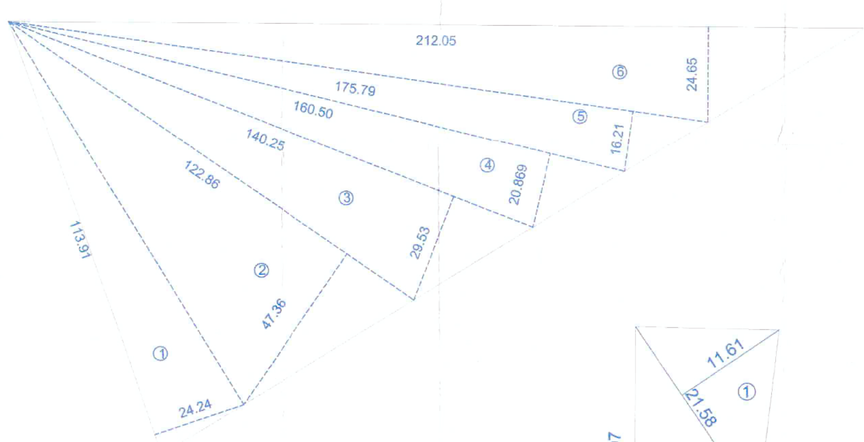


24.00 M. W. ROAD AREA CALCULATION

OPEN SPACE -3 AREA CALCULATION



OPEN SPACE -1 AREA CALCULATION



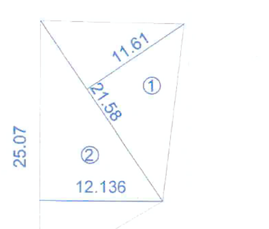
PLOT AREA CALCULATION

OPEN SPACE AREA CALCULATION 1						
1	0.5	X	32.46	X	16.59	= 269.26 SQ.MT
TOTAL OPEN SPACE AREA CALCULATION					=	269.26 SQ.MT
OPEN SPACE AREA CALCULATION 2						
2	0.5	X	36.15	X	8.38	= 151.47 SQ.MT
3	0.5	X	32.27	X	4.06	= 65.51 SQ.MT
4	0.5	X	28.38	X	8.47	= 120.19 SQ.MT
5	0.5	X	12.16	X	1.435	= 8.72 SQ.MT
6	0.5	X	11.67	X	2.89	= 16.86 SQ.MT
7	0.66	X	3.29	X	0.23	= 0.50 SQ.MT
8	0.66	X	5.83	X	0.76	= 2.92 SQ.MT
9	0.5	X	7.71	X	3	= 11.57 SQ.MT
10	0.5	X	36.15	X	2.99	= 54.04 SQ.MT
11	0.5	X	30.51	X	2.99	= 45.61 SQ.MT
TOTAL OPEN SPACE AREA CALCULATION					=	477.40 SQ.MT
OPEN SPACE AREA CALCULATION 3						
9	0.5	X	13.16	X	5.909	= 38.88 SQ.MT
10	0.5	X	12.83	X	3.6	= 23.09 SQ.MT
11	0.5	X	12.83	X	5.28	= 33.87 SQ.MT
12	0.5	X	18.6	X	8.27	= 76.91 SQ.MT
13	0.5	X	23.02	X	2.86	= 32.92 SQ.MT
14	0.66	X	4.24	X	0.88	= 2.46 SQ.MT
TOTAL OPEN SPACE AREA CALCULATION					=	208.14 SQ.MT
TOTAL OPEN SPACE AREA CALCULATION 1+2+3					=	954.80 SQ.MT

OPEN SPACE -2 AREA CALCULATION ON GROUND

G-52 RESERVATION AREA CALCULATION

RESERVATION AREA CALCULATION					
DEDUCTION					
1	33.97 X	14.13 X	0.5 =	240.00	SQ.MT
TOTAL AMENITY SPACE CALCULATI			=	240.00	SQ.MT



AMENITY SPACE CALCULATION

PLOT AREA CALCULATION					
DEDUCTION					
1	113.91 X	24.24 X	0.5 =	1,380.59	SQ.MT
2	122.86 X	47.36 X	0.5 =	2,909.32	SQ.MT
3	140.25 X	29.53 X	0.5 =	2,070.79	SQ.MT
4	160.5 X	20.869 X	0.5 =	1,674.74	SQ.MT
5	175.79 X	16.21 X	0.5 =	1,424.78	SQ.MT
6	212.05 X	24.65 X	0.5 =	2,613.52	SQ.MT
TOTAL PLOT AREA CALCULATION			=	12,073.74	SQ.MT

AMENITY SPACE AREA CALCULATION									
DEDUCTION									
1	0.5	X	21.58	X	11.61	=	125.27	SQ.MT
2	0.5	X	25.07	X	12.136	=	152.12	SQ.MT
TOTAL PLOT AREA CALCULATION						=	277.40	SQ.MT