



New Residential
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENTARY
OF THE PUNE MUNICIPAL CORPORATION
DATE: 11/08/2022
Building Development Department

Proforma - I : Area Statement
PROJECT - PROPOSED RESIDENTIAL BUILDING ON SURVEY NO. 52,
HISSA NO.4/2 PART, BANER, PUNE - 411 045.

A AREA STATEMENT

1. AREA OF PLOT

(MINIMUM AREA OF A.B.C TO BE CONSIDERED)

a) As per ownership document (7712 CTS extract)

b) As per measurement sheet

c) as per site

2. Deductions for

a) Proposed D.P. Road widening Area / Service Road / Highway widening

b) Any D.P. Reservation Area

(Total a+b)

3. Balance area of plot (1-2)

4. Amenity space (if applicable)

a) Required -

b) Adjustment of 2(b) if any -

c) Balance Proposed -

5. Net Plot Area (3-4(c))

6. Recreational Open Space - (if applicable)

a) Required -

b) Proposed -

7. Internal Road Area

8. Plottable area - (if applicable)

9. Built up area with reference to Basic F.S.I. as per front road width

(Sr.No.5 x Basic FSI 1.10)

10. Addition of F.S.I. on payment of premium

a) Maximum permissible premium FSI based on road width/TOD Zone.

b) Proposed F.S.I. on payment of premium

11. In-situ F.S.I./TDR loading

a) In-situ area against D.P. road [2 x Sr.No.2(a) if any

b) In-situ area against Amenity Space if handed over

(2.00 or 1.85 x Sr.No.4(b) and for(c)]

c) TDR Area 65%

d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c))

12. Addition FSI area under Chapter No.7

13. Total entitlement of FSI in the proposal

(a) [B+(100+110)] or 12 whichever is applicable

(b) Ancillary Area FSI upto 60% or 80% with payment of charges

(c) Total entitlement (a+b)

14. Maximum utilization limit of F.S.I. (building potential /Permissible per Road

width) (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8

15. Total Built-up Area in proposal (excluding area at Sr.No.17 b above)

(a) Existing Built-up Area

(b) Proposed Built-up Area (as per 'P - line')

(c) Total (a+b)

16. F.S.I. Consumed (1613) should not be more than serial No.14 above)

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr. No.5)

(b) Proposed

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 Survey Records.

Signature
Architect Shailesh Patil

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 work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature
Architect Shailesh Patil

Platinum Builders Pvt. Ltd. Through Director Mr. Manoj Ramdas Yeole
302, Regent Plaza, Baner-Pashan Link Road, Baner, Pune - 411045

ARCHITECT
SHAILESH PATIL
CA/93/15621

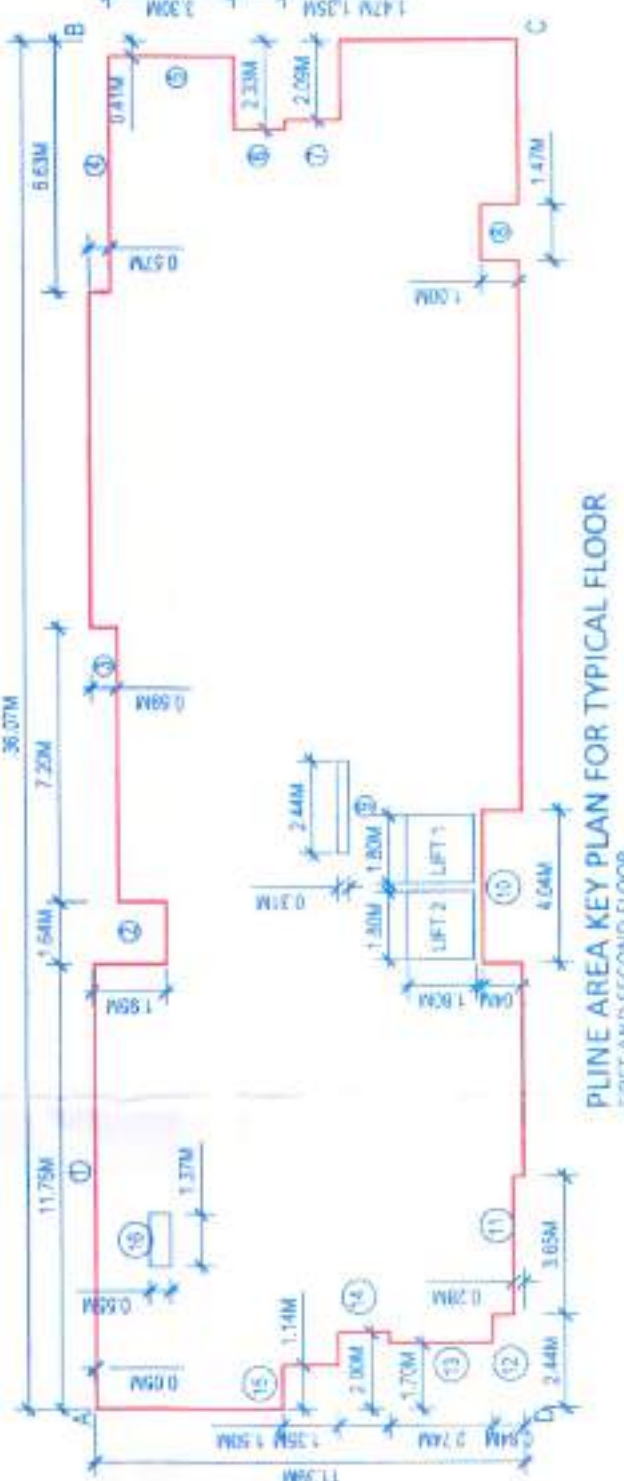
201 SAWVED, 637E, SHIVAJINAGAR, PUNE 411004

REV. NO. DRN. BY CHKD. BY SCALE DATE JOB NO.

R01 SP 1:100 18.08.2022



DP SITE PLAN



PLINE AREA KEY PLAN FOR TYPICAL FLOOR

PUNE AREA CALCULATIONS FOR FIRST AND SECOND FLOOR

AREA OF RECTANGLE ABCD	= 36.07 X 11.39 = 410.84 SQM
DEDUCTIONS	
AREA OF RECTANGLE 1	= 11.75 X 0.05 = 0.59 SQM
AREA OF RECTANGLE 2	= 1.64 X 1.95 = 3.20 SQM
AREA OF RECTANGLE 3	= 7.20 X 0.69 = 4.97 SQM
AREA OF RECTANGLE 4	= 6.63 X 0.57 = 3.78 SQM
AREA OF RECTANGLE 5	= 0.41 X 3.30 = 1.35 SQM
AREA OF RECTANGLE 6	= 2.33 X 1.35 = 3.15 SQM
AREA OF RECTANGLE 7	= 2.09 X 1.47 = 3.07 SQM
AREA OF RECTANGLE 8	= 1.47 X 1.00 = 1.47 SQM
AREA OF RECTANGLE 9	= 2.44 X 0.31 = 0.75 SQM
AREA OF RECTANGLE 10	= 3.65 X 0.36 = 1.31 SQM
AREA OF RECTANGLE 11	= 2.44 X 0.36 = 0.88 SQM
AREA OF RECTANGLE 12	= 1.70 X 2.74 = 4.66 SQM
AREA OF RECTANGLE 13	= 2.00 X 1.35 = 2.70 SQM
AREA OF RECTANGLE 14	= 1.14 X 1.50 = 1.71 SQM
AREA OF RECTANGLE 15	= 1.37 X 0.55 = 0.75 SQM
AREA OF RECTANGLE 16	= 1.80 X 1.80 = 3.24 SQM
AREA OF LIFT 1	= 1.80 X 1.80 = 3.24 SQM
AREA OF LIFT 2	= 1.80 X 1.80 = 3.24 SQM
TOTAL DEDUCTIONS	= 45.24 SQM
PROPOSED PUNE AREA	= 365.60 SQM
PROPOSED PUNE AREA	= 365.60 SQM

SCHEDULE OF OVERLOOKS

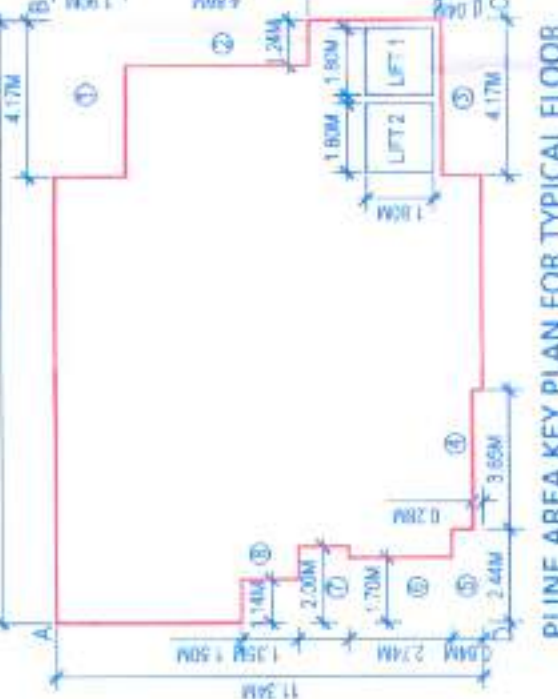
NO.	OVERLOOK	NO. OF TENEMENTS
1	OVERLOOK	1
2	OVERLOOK	1
3	OVERLOOK	1
4	OVERLOOK	1
5	OVERLOOK	1
6	OVERLOOK	1
7	OVERLOOK	1
8	OVERLOOK	1
9	OVERLOOK	1
10	OVERLOOK	1
11	OVERLOOK	1
12	OVERLOOK	1
13	OVERLOOK	1
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98	OVERLOOK	1
99	OVERLOOK	1
100	OVERLOOK	1

TABLE SHOWING WATER REQUIREMENT CALCULATIONS AND PROVISION MADE

NUMBER OF PROPOSED TENEMENTS: 11 NO	
UG TANK CAPACITY REQUIRED @ 135	
LIT/PERSON/PER DAY FOR 55 PERSONS X 1.50	11,140 LIT
OVERHEAD DOMESTIC WATER TANK CAPACITY REQUIRED @ 135	
LIT/PERSON/PER DAY FOR 55 PERSONS	7,425 LIT
OVERHEAD FIRE TANK CAPACITY REQUIRED	10,000 LIT
TOTAL CAPACITY OF OH WATER TANK REQUIRED	17,425 LIT
UG WATER TANK CAPACITY PROVIDED	11,500 LIT
CAPACITY OF OH WATER TANK PROVIDED	17,500 LIT

TABLE SHOWING WATER REQUIREMENT CALCULATIONS AND PROVISION MADE

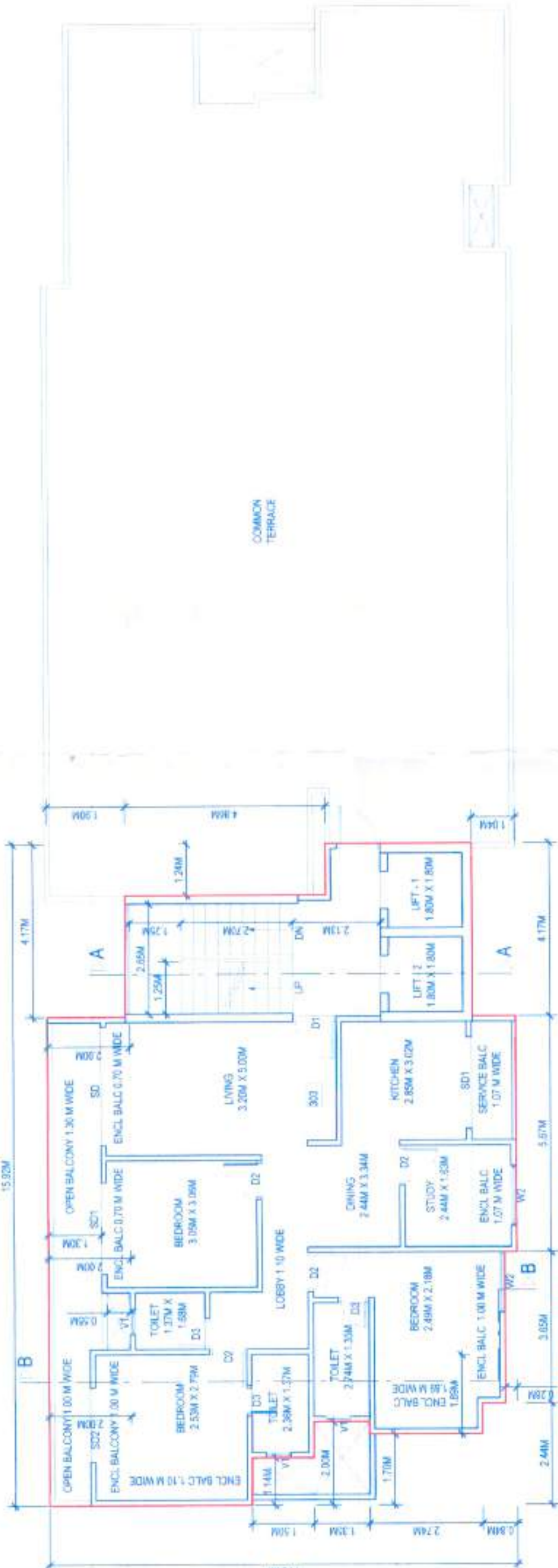
FLOOR	BUILT UP	LIFT 1	LIFT 2	NO. OF TENEMENTS
FIRST	905.60			3
SECOND	905.60			3
THIRD	905.60			3
FOURTH	905.60			3
FIFTH	905.60			3
SIXTH	905.60			3
SEVENTH	905.60			3
TOTAL	6339.20			21



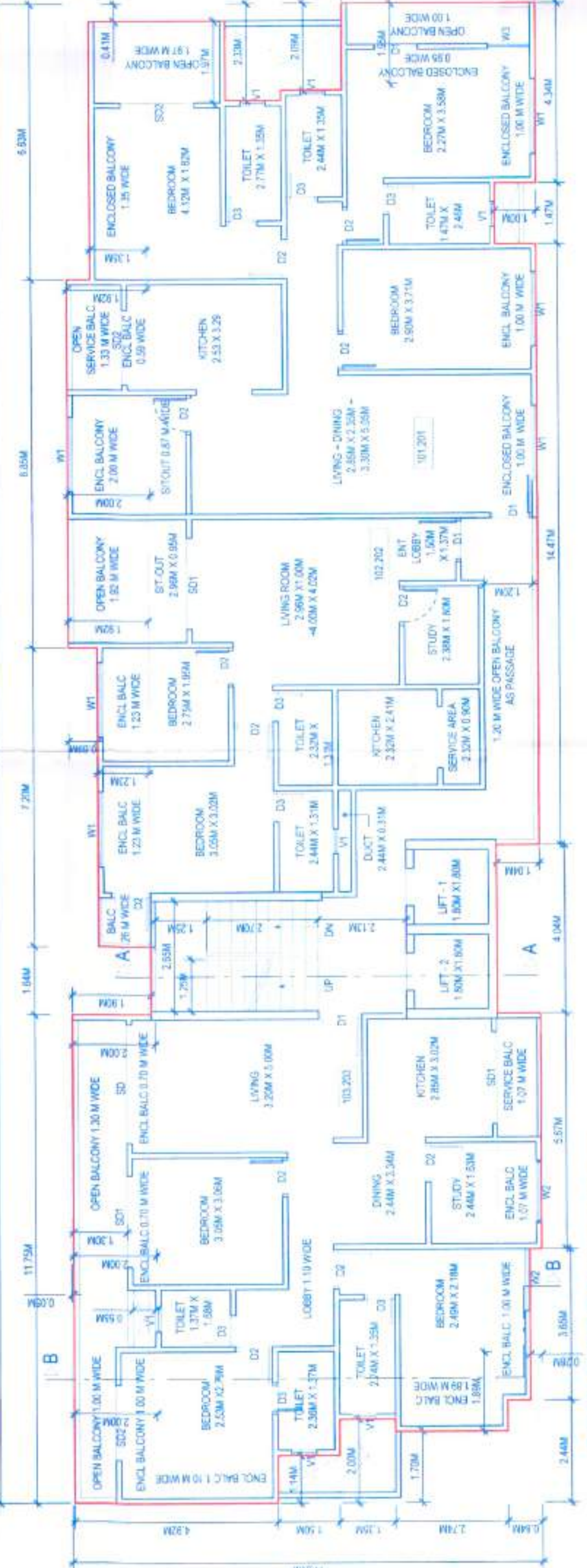
PLINE AREA KEY PLAN FOR TYPICAL FLOOR

PARKING STATEMENT

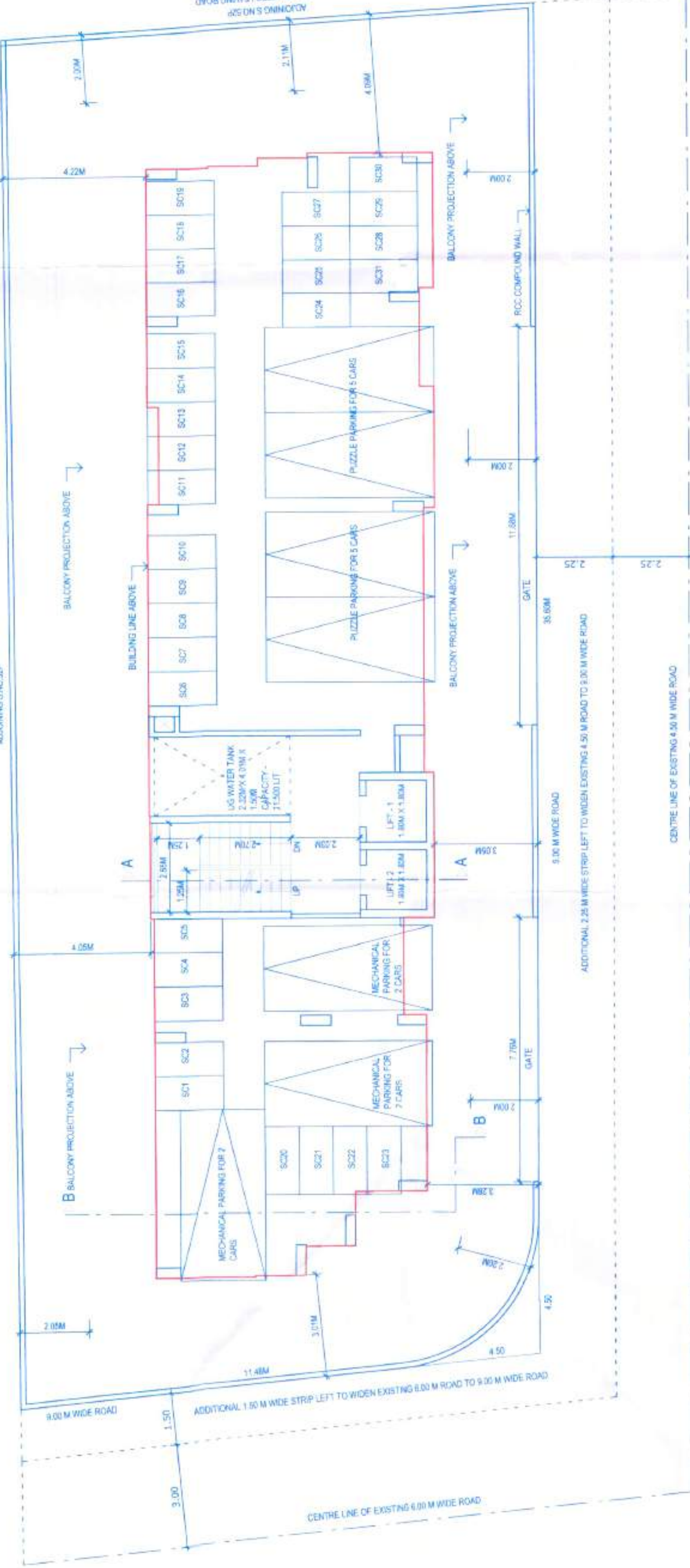
OCCUPANCY	SIZE OF TENEMENT	PARKING AS PER RULES	PROPTEN	REQUIRED PARKING
		CAR	SCOOTER	SCOOTER
		1	3	2
		2	2	6
		3	2	6
		4	2	6
		5	2	6
		6	2	6
		7	2	6
		8	2	6
		9	2	6
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		97	2	6
		98	2	6
		99	2	6
		100	2	6



THIRD FLOOR PLAN (ALL DIMENSIONS IN METERS)



TYPICAL FLOOR PLAN (ALL DIMENSIONS IN METERS)



PARKING FLOOR PLAN (ALL DIMENSIONS IN METERS)