F. S. I. STATEMENT BLDG. (WING - A + B + C) (SQ.M.)

BLDG.	RESIDENTIAL AREA 1ST.	2ND.	3RD.	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	TOTAL	TEN. NO.S
A (PROPOSED)	546.09	546.09	546.09	546.00	546.09	546.09	546.00	439.61	318.45	----	----	----	----	----	4580.69	52
B (PROPOSED)	372.93	372.93	372.93	372.93	372.93	372.93	372.93	327.06	372.93	372.93	372.93	----	----	----	4257.26	65
C (EXISTING)	195.33	189.23	195.33	189.23	195.33	189.23	154.16	189.23	195.33	189.23	195.33	----	----	----	2076.96	54
TOTAL	1114.35	1108.25	1114.35	1108.25	1114.35	1108.25	1073.18	955.80	886.71	562.16	568.26	----	----	----	10714.91	171

MHADA AREA STATEMENT IN SQ.M (WING-A)

a) REQUIRE AREA FOR MHADA - 227.10 SQ.M.
b) PROVIDE AREA FOR MHADA - 245.56 SQ.M.

FLOOR	TEN. NO.	BUILT UP AREA	TOTAL TENEMENT	TOTAL BUILT-UP AREA
9TH	901,903,904 905,906	245.56	05	245.56
TOTAL		245.56	05	245.56

Required Parking Table As Per Rule (BLDG.-A &B)

	Required Parking Car	Scooter	Visitor
One Parking Space For Every 2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	1	5	5%

Parking Area Calculations

Tenements	Total Ten.Nos.	Required Parking Car	Scooter
2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	117	59	295
Visitor Parking (5 %)		03	15
Total	117	62	310
Total Provided Parking		63	299
Required Area	(63X12.50)+(299X2.0) = 1937.50 + 598.00 = 2535.50 SQ.M.		
Provided Parking Area At Parking Floor	Civ. Parking Floor Area = 2000.00 SQ.M.		

Over Head Water Tank Capacity Calc.(WING "A")

For Commercial	Floor Area	Occupant Load/sq.m.	No.of Persons	Req.cap. Per person	Total
For Residential	Total Tenement No. 52		Req.cap/Ten 670		Total 35,500

Total Net Capacity Of O.H.W Tank = 35,500 Ltr.
Total Say = 35,500 Ltr.

Total Net Capacity Of O.H.Water Tank = 35,500 Ltr.
Add. Fire Fighting Cap.20,000 = 20,000 ---
Total O.H.W.Tank Capacity = 55,500 Ltr.

Net Capacity Of U.G.Water Tank (1.5X O.H.Water Tank Capacity) 1.5X55,500 = 83,250 Ltr.
Add. Fire Fighting Cap. 75,000 = 75,000---
Total U.G Water Tank Capacity = 1,58,250 Ltr.

Over Head Water Tank Capacity Calc.(WING "B")

For Commercial	Floor Area	Occupant Load/sq.m.	No.of Persons	Req.cap. Per person	Total
For Residential	Total Tenement No. 65		Req.cap/Ten 670		Total 43675

Total Net Capacity Of O.H.W Tank = 43,675 Ltr.
Total Say = 43,675 Ltr.

Total Net Capacity Of O.H.Water Tank = 43,675 Ltr.
Add. Fire Fighting Cap.10,000 = 10,000 ---
Total O.H.W.Tank Capacity = 53,675 Ltr.

Net Capacity Of U.G.Water Tank (1.5X O.H.Water Tank Capacity) 1.5X43,675 = 65,512 Ltr.
Add. Fire Fighting Cap. 50,000 = 50,000---
Total U.G Water Tank Capacity = 1,15,512 Ltr.

TOTAL U.G.W.TANK CAPACITY REQUIRED (WING - "A"& "B") = 2,44,063 LTR.

म.महाराष्ट्र शासन निर्णय क्र.टीपीएस /१८२० अ.नं.२४/प्र क्र. ८०/२० मोवि. १३.दि १४/१/२०२१ रोजीचे परिपत्रकानुसार अनुक्रमे ६०% प्रिफिबली एफ.एस.आय.ची प्रिमियम रक्कमेमध्ये समसत घेतलेली आहे. खालील सदनिकेचे मुद्रांक शुल्क प्रिमियमकांमांकित भरण्यात येणार आहे.

WING - "A"		
Floor No.	TEN.NO.	AREA
FIRST	101,102,103,104,105,106	441.24
SECOND	201,202,203,204,205,206	441.24
THIRD	301,302,303,304,305,306	441.24
FOURTH	401,402,403,404,405,406	441.24
FIFTH	501,502,503,504,505,506	441.24
SIXTH	601,602,603,604,605,606	441.24
SEVENTH	701,702,703,704,705	367.24
TOTAL	41 NOS.	3014.68

LOCATION PLAN NORTH

PLAN SHOWING PLOT AFTER AMALGAMATION

(SCALE 1:400)

PLOT AREA CALC.(AFTER AMALGAMATION)

S.NO. 671B/17+29/1/1
(AS PER DEMARCATION)

NET AREA

1.	0.5 X 63.73 X 29.27	=	932.68 SQ.M.
2.	0.5 X 63.73 X 24.96	=	795.35 ----
3.	0.5 X 55.31 X 31.03	=	858.13 ----
4.	0.5 X 97.29 X 36.98	=	1798.89 ----
5.	0.5 X 97.29 X 24.64	=	1198.61 ----
TOTAL AREA		=	5583.66 SQ.M.

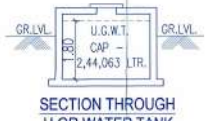
AREA UNDER 12.0 M.WIDE ROAD

S.NO. 671B/17+29/1/1
NET AREA

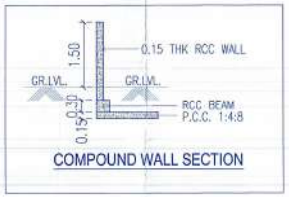
1.	0.5 X 36.70 X 2.96 X 1	=	54.31 SQ.M.
2.	0.5 X 36.70 X 3.00 X 1	=	55.05 ----
3.	0.5 X 44.00 X 4.33 X 1	=	95.26 ----
4.	0.5 X 44.00 X 3.02 X 1	=	66.44 ----
5.	CHAMFER AREA	=	8.40 ----
6.	0.5 X 47.06 X 3.75 X 1	=	88.27 ----
TOTAL AREA		=	367.73 SQ.M.

OPEN SPACE AREA CALC.

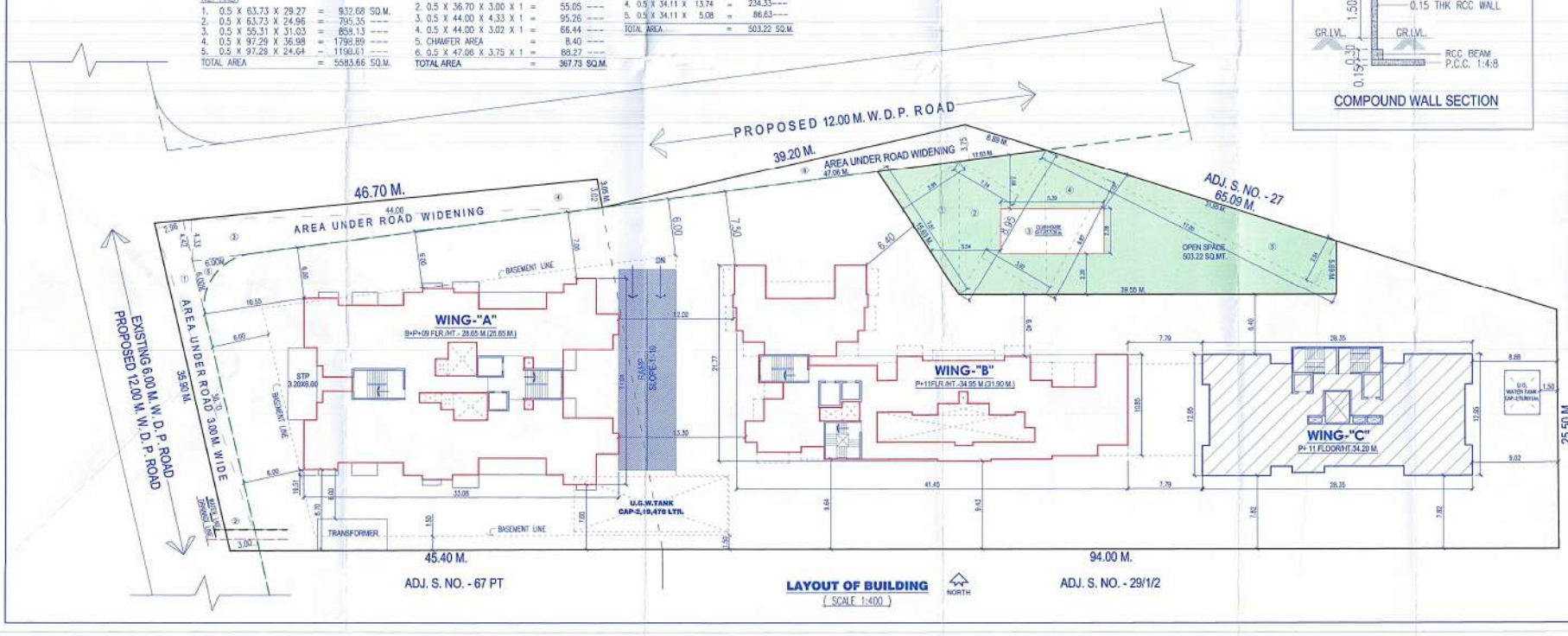
1.	0.5 X 15.33 X 7.78	=	59.63 SQ.M
2.	0.5 X 17.90 X 7.34	=	65.69----
3.	0.5 X 17.90 X 7.85	=	70.25----
4.	0.5 X 34.11 X 13.74	=	234.33----
5.	0.5 X 34.11 X 5.08	=	86.63----
TOTAL AREA		=	503.22 SQ.M.



SECTION THROUGH U.GR.WATER TANK



COMPOUND WALL SECTION



LAYOUT OF BUILDING NORTH

(SCALE 1:400)

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING ON S.NO. 29 /1/1+ 67/1B/18/67/1B/17,DHANORI TAL. HAVELI, DIST-PUNE.

SHEET NO. 1 / 0

STAMP OF APPROVAL PLANS:

PLAN PREVIOUSLY SANCTIONED ON C.C.NO.2593/11, DATE-20.10.2011
REVISED - 1
PLAN PREVIOUSLY SANCTIONED ON C.C.NO.6043/11, DATE-07.04.2017
REVISED - 2
PLAN PREVIOUSLY SANCTIONED ON C.C.NO.3751/17, DATE-31.03.2018
REVISED - 3

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.CC-/2020/29

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

APPROVED POONA MUNICIPAL CORPORATION (BUILDING CONTROL DEPARTMENT)

AREA STATEMENTS		SQ.M.
1.	Area of plot (Minimum area of a.b.c. to be considered)	5400.00
	a) As per ownership document (7/12, CTS extract)	5750.00
	b) As per measurement sheet	5526.63
	c) As per site	5583.66
2.	Deductions for	
	a) Proposed D.P./D.P. Road widening area/Service road/Highway widening	367.73
	b) Any D.P.Reservation area	
	(Total a+b)	
3.	Balance area of plot (1-2)	5032.27
4.	Amenity space (if applicable)	
	a) Required	
	b) Adjustment of 25(J) if any	
	c) Balance proposed	
5.	Net plot area(3-4)(J)	5032.27
6.	Recreational Open space (if applicable)	
	a) Required	503.22
	b) Proposed	503.22
7.	Internal road area	
8.	Potable area (if applicable)	5032.27
9.	Built up area with reference to basic F.S.I. as per front road width (or.no. 5a basic F.S.I. 1.1)	5535.49
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible premium F.S.I.-based on road width/TDR zone	2516.15
	b) Proposed F.S.I. on payment of premium [3317 (B)* 2516.12 SQ.M.]	------
11.	In-situ FSI/TDR loading	
	a) In-situ area against D.P. road [2.0(or.no.3(a))(J)* any(88.27m2)]	176.54
	b) In-situ area against Amenity space if handed over [2.0 OR 1.85 (or.no.4(b)and(c))(J)]	------
	c) TDR area (out of 3270.97-176.54=2535.51)	1875.56
	d) Total in-situ/TDR loading proposed	2052.10
12.	Additional FSI area under chapter no.7	
13.	Total entitlement of FSI in the proposal	------
	a) [8+10(c)+11(d) or 12 whichever is applicable] (5535.49+2052.10)	7587.59
	b) Ancillary area FSI upto 60% or 80% with payment of charges ([7587.59-2016.99 =2570.60]x100/60=3308.37	3308.37
	c) Total entitlement (a+b) (7587.59+3308.37)=10894.24	10894.24
14.	Maximum utilization limit of F.S.I.(building potential)Permissible as per road width(b) as per regulation no. 6.1 or 6.2 or 6.4 as applicable(1.8 or 1.8)	10869.90
15.	Total Built-up Area in proposal (excluding area at sr.no.17b)	
	a) Existing Built-up Area	2016.96
	b) Proposed Ancillary F.S.I.	2915.35
	c) Proposed Regular F.S.I.	5477.04
	d) Proposed Built-up Area (as per p-line) (10714.91-245.56)=10469.35	10469.35
16.	F.S.I.Consumed(13/15)(should not be more than serial no.14 above)	
17.	Area For Inclusive Housing(J) any	
	a) Required (30% of 5032.27-4008.80=1023.37X1.1080.20)	227.10
	b) Proposed	245.56

Legend

1.	PLOT BOUNDRY	———	THK. BLACK
2.	PROPOSED WORK	———	THK. RED
3.	WATER LINE	———	SOFT.BLACK
4.	DRAINAGE LINE	———	SOFT.RED
5.	EXIST. WORK RETAINED.	———	BLUE HATCH
6.	ROAD WIDENING LINE	———	BLUE DOTTED

Openings Schedule

D.	1.0X2.10	W.	2.3841.20
D1.	0.91X2.10	W1.	1.7541.20
D2.	0.75X2.10	W2.	1.3041.20
D3.	1.8X2.10	W3.	0.9041.20
		V.	0.60X0.90

Certificate Of Area

Certified that the plot under reference was surveyed by me on ---------and the dimensions of sides etc.of plot stated on plan are as measured on site and the areas so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

SIGNATURE
(Name of Architect/Licensed Engineer/Supervisor)

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 of the work site.

OWNER (S) NAME AND SIGNATURE

SHUBHANKAR DEVELOPER'S THRO'S P.A.H.

MR. ATUL D. BAHIRAT
(Owner)

L.ENGINEER
SOMNATH KERUR
ARCH.CONSULTANT & ENGINEERS
OFFICE NO. 402 & 403,"KERNAR COMPLEX",
S.No.42, Plot No. A-47, CTS NO. 228, Kasturba Housing Society, Bh.Saraswati Bank,Karvi Road,Vishrantwadi,Pune-15
Mobile:No.8390001593 & 8390001591
EMAIL-somnathkurnardasss99@gmail.com & skassociates31@gmail.com

SIGN OF L.ENGINEER
(L.M.3961/2021)

Job No.	Drg. No.	Scale	Drawn by	Checked by	Date
		1:100	RAJESH	S.K.	06.01.2022