

F.S.I. STATEMENT :-

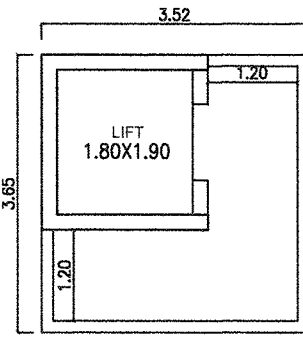
FLOOR	PROP. RES. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	162.50	24.38	13.75	15.12	3.42+	1
SECOND FL.	157.50	23.63	18.75	15.12	12.85	2
THIRD FL.	157.50	23.63	18.75	15.12		2
FOURTH FL.	163.66	24.55	12.59	15.12		2
FIFTH FL.	160.00	24.00	16.25	15.12		1
TOTAL	801.16	120.19	80.09	75.60	16.27	8

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0 - 40	2	0	1	0	4	0	4	0
RESIDENTIAL	40 - 80	2	7	2	7	4	14	2	7
RESIDENTIAL	80 - 150	1	0	2	0	2	0	2	0
RESIDENTIAL	> 150	1	1	3	3	2	2	2	2
VISITOR				5%(Car)	1	5%(SC)	1	5%(CY)	1
TOTAL	REQUIRED	-	-	-	11	-	17	-	10
TOTAL	PROPOSED	-	-	-	11	-	17	-	10

WATER REQUIREMENT STATEMENT :-

(FOR RESIDENTIAL)
 O.H. WATER TANK :-
 5 PER. x 135 LIT. x 8 TEN. = 5,400.00 LIT.
 FIRE FIGHTING TANK = 10,000.00 LIT.
 TOTAL O.H. WATER TANK = 15,400.00 LIT.
 U.G. WATER TANK :-
 1.50 x 5,400.00 LIT. = 8,100.00 LIT.
 FIRE FIGHTING TANK = 20,000.00 LIT.
 TOTAL U.G. WATER TANK CAPACITY = 28,100.00 LIT.



LIFT & LMR AREA CALC. :-

LIFT AREA
 1.80 X 1.90 = 3.42
 LIFT MACHINE RM. AREA
 3.52 X 3.65 = 12.85 SQM

5TH FL. AREA CALC.

AREA OF BLOCK = 13.60 x 14.48
 DEDUCTIONS :- = 196.93 SQM.

- 1) 1 x 4.83 x 3.13 = 15.12 (ST)
- 2) 1 x 1.80 x 1.90 = 3.42 (L)
- 3) 1 x 0.87 x 1.97 = 1.71
- 4) 1 x 1.88 x 0.23 = 0.43
- 5) 1 x 1.85 x 7.43 = 13.75
- 6) 1 x 2.50 x 1.00 = 2.50

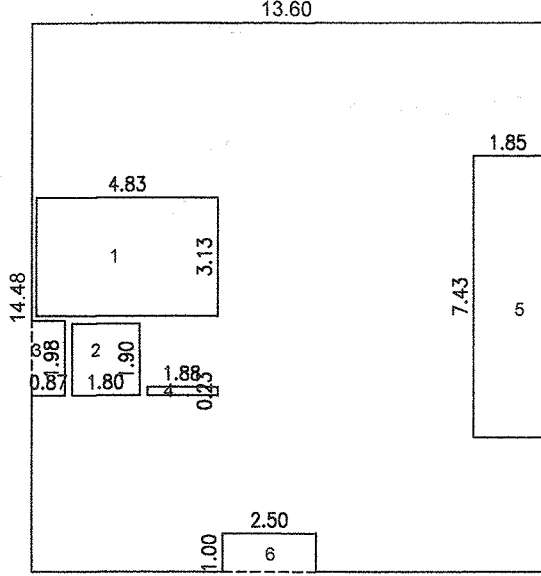
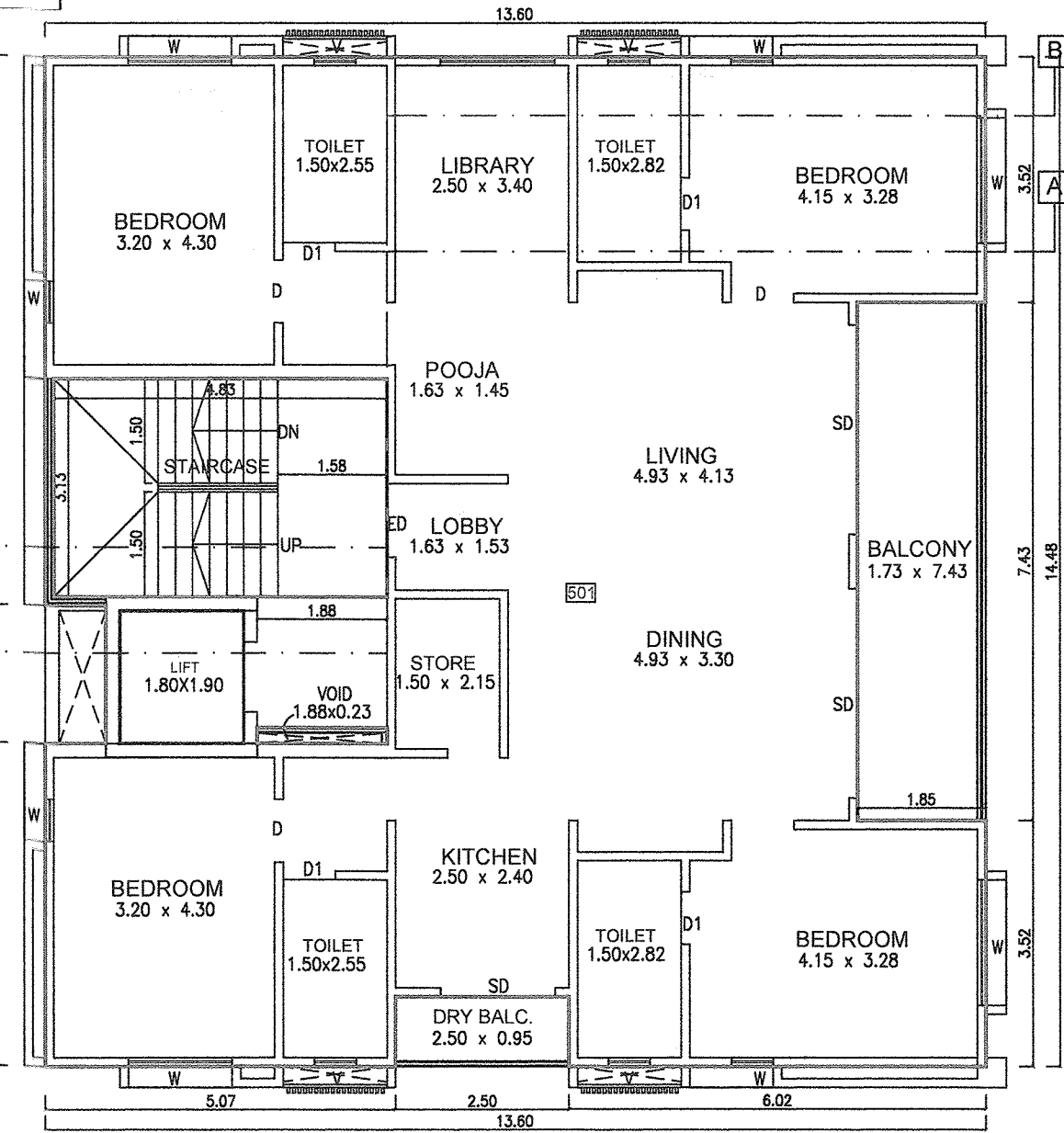
TOTAL = 36.93 SQM.

NET AREA 5TH FL. = 196.93 - 36.93
 = 160.00 SQM.

BALC. AREA CALC. :-

- 1) 1 x 1.85 x 7.43 = 13.75
- 2) 1 x 2.50 x 1.00 = 2.50

TOTAL = 16.25 SQM

5TH FL. AREA KEY PLAN
SCALE-1:200

FIFTH FLOOR PLAN

1ST FL. AREA CALC.

AREA OF BLOCK = 13.60 x 14.48
 DEDUCTIONS :- = 196.93 SQM.

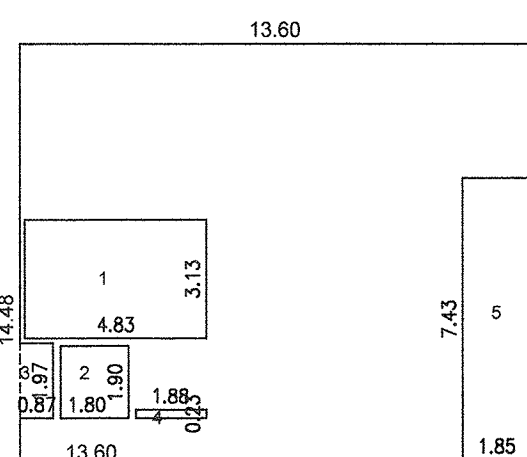
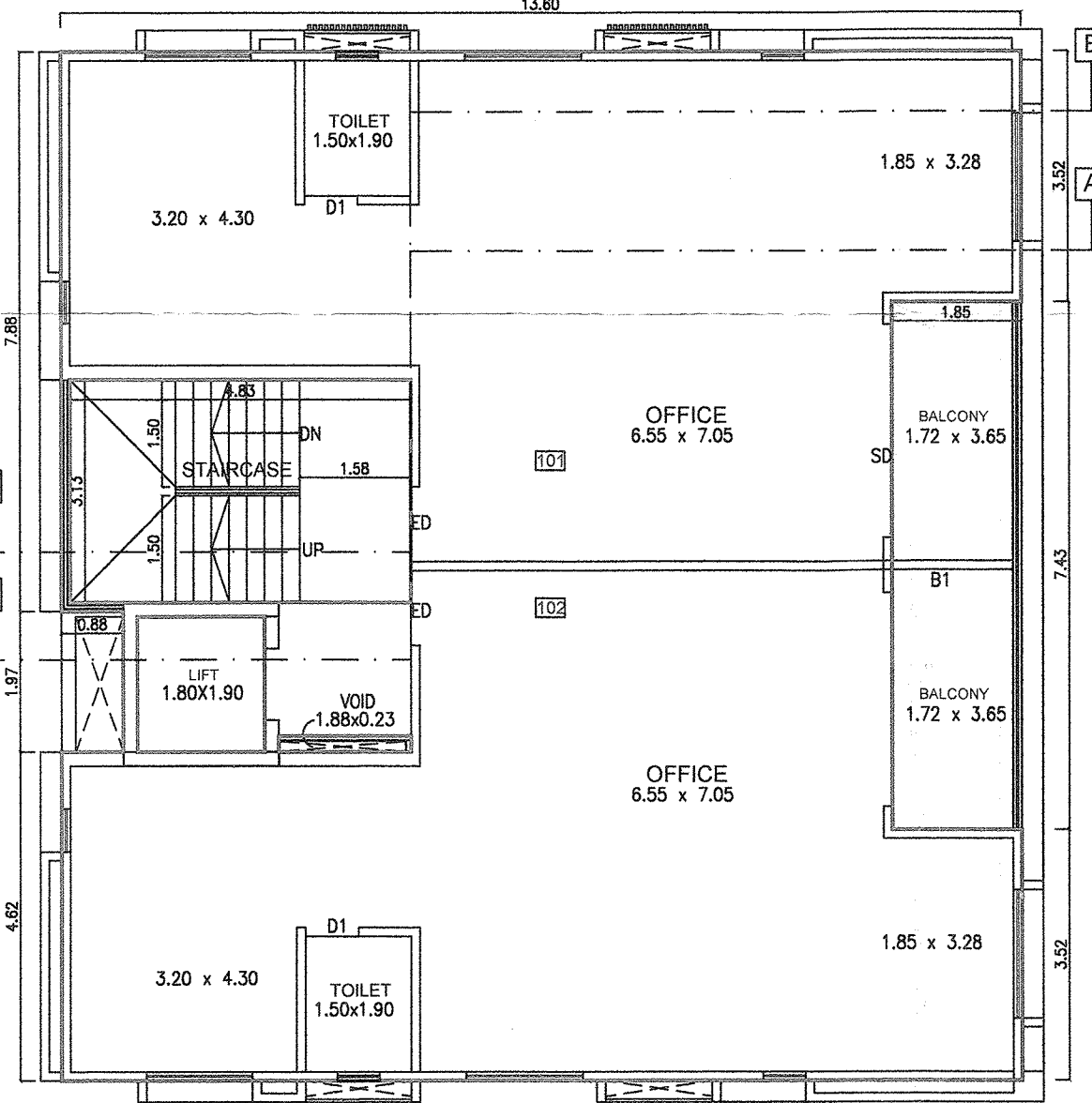
- 1) 1 x 4.83 x 3.13 = 15.12 (ST)
- 2) 1 x 1.80 x 1.90 = 3.42 (L)
- 3) 1 x 0.87 x 1.97 = 1.71
- 4) 1 x 1.88 x 0.23 = 0.43
- 5) 1 x 2.00 x 7.43 = 13.75

TOTAL = 34.43 SQM.

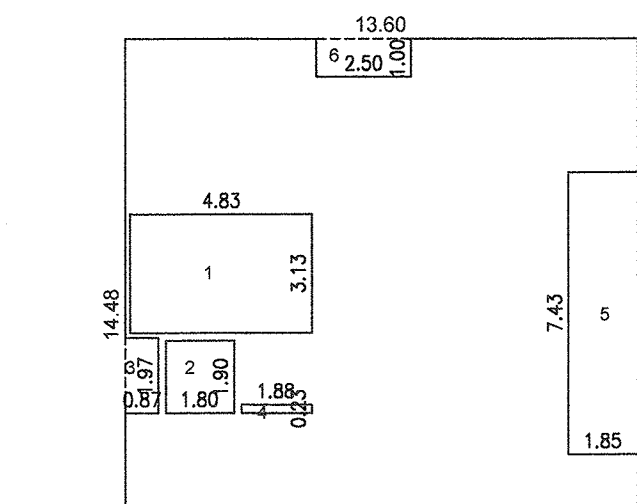
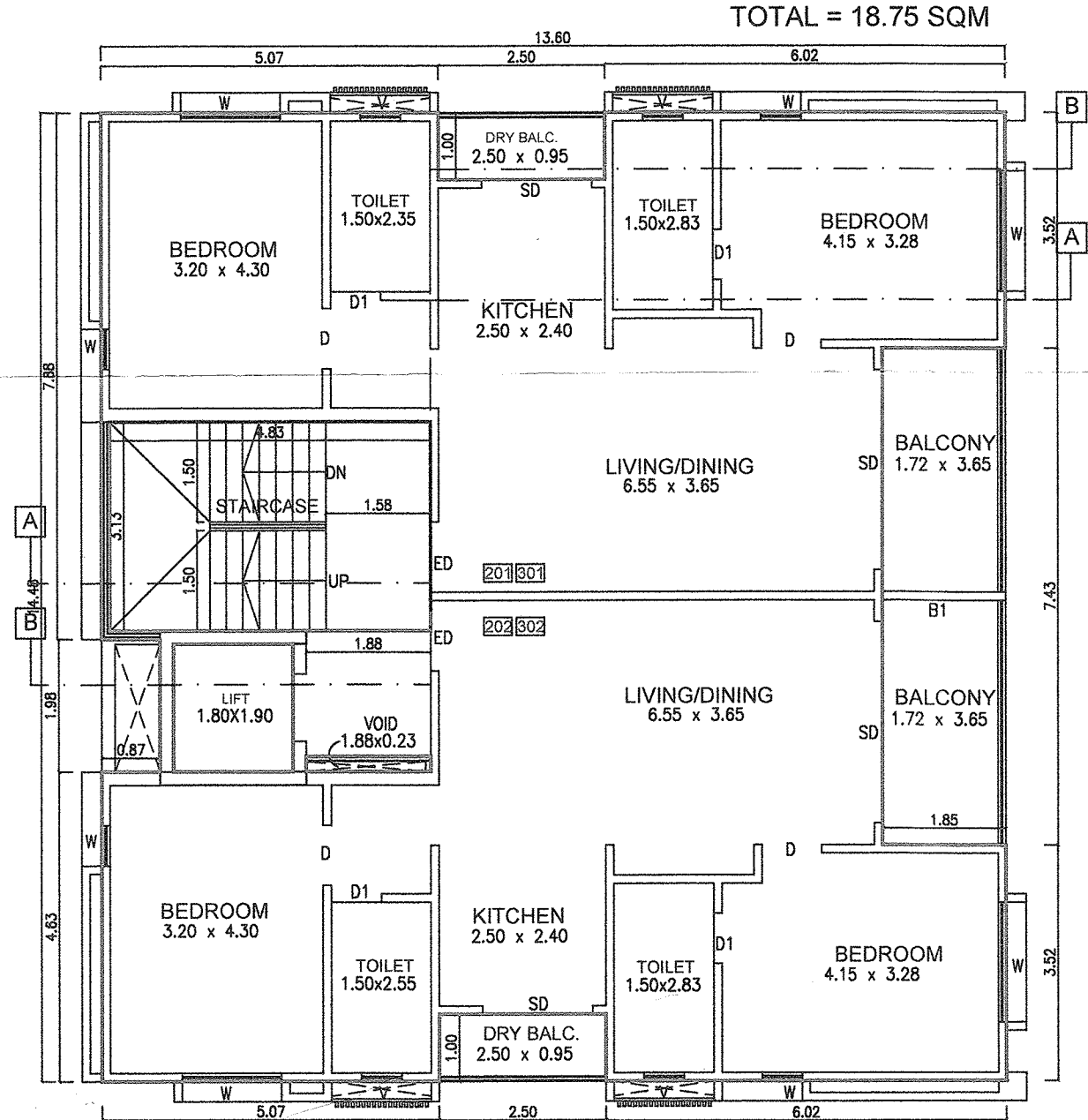
NET AREA 1ST. FL. = 196.93 - 34.43
 = 162.50 SQM.

BALC. AREA CALC. :-

- 1) 1 x 1.85 x 7.43 = 13.75
- TOTAL = 13.75 SQM

1ST FL. AREA KEY PLAN
SCALE-1:200

FIRST FLOOR PLAN

2ND & 3RD FL. AREA KEY PLAN
SCALE-1:200

TYP. 2ND & 3RD FLOOR PLAN

2ND & 3RD FL. AREA CALC.

AREA OF BLOCK = 13.60 x 14.48
 DEDUCTIONS :- = 196.93 SQM.

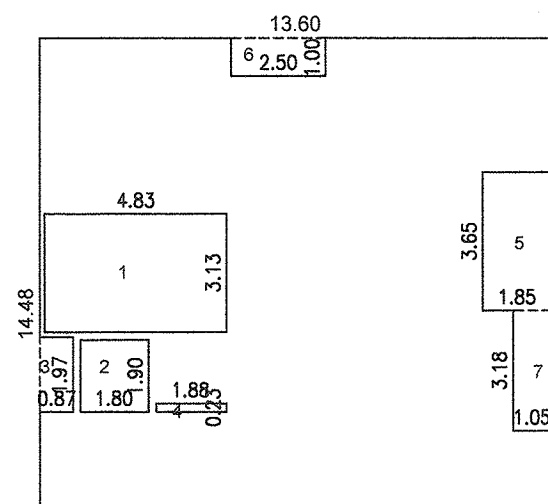
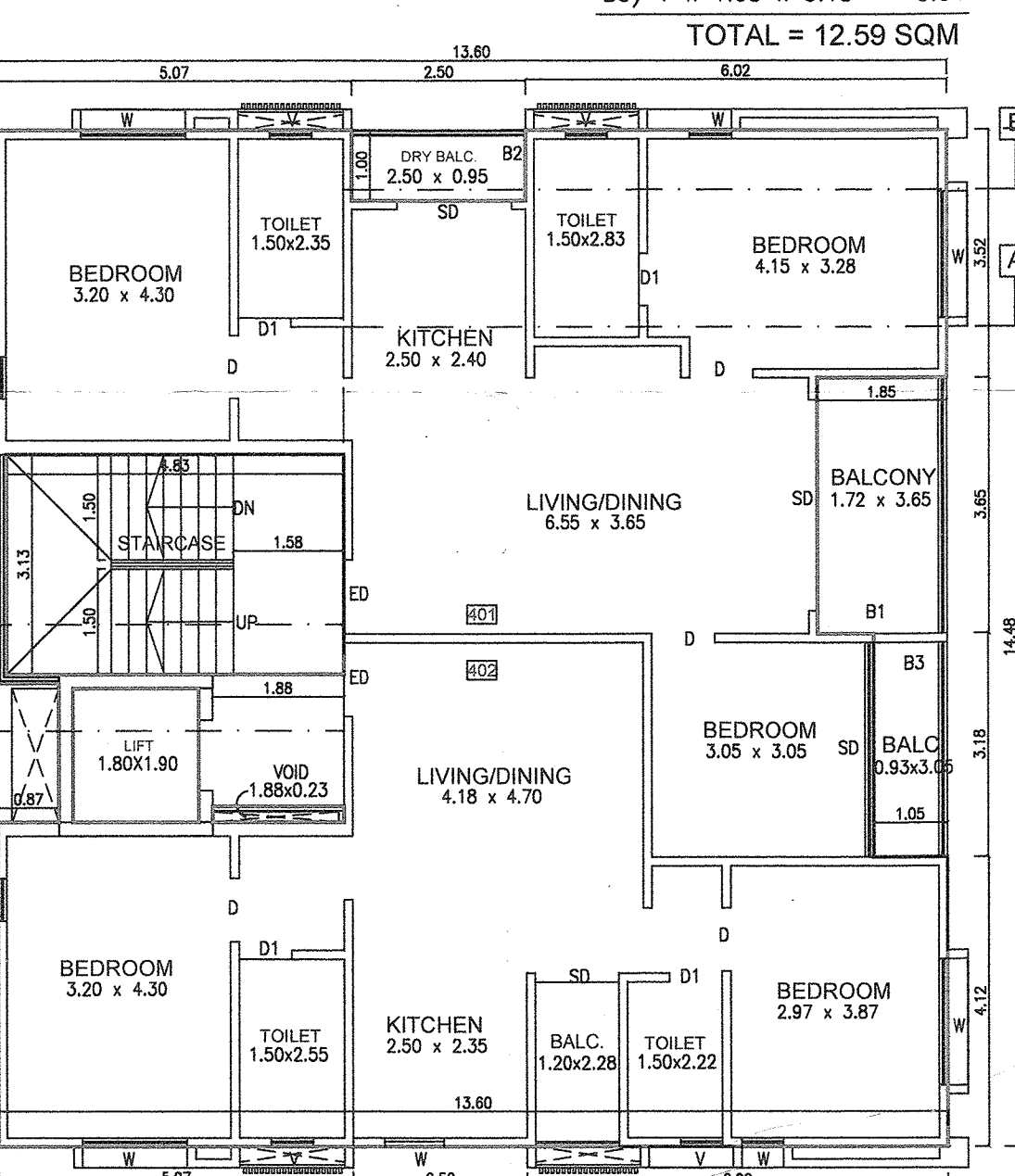
- 1) 1 x 4.83 x 3.13 = 15.12 (ST)
- 2) 1 x 1.80 x 1.90 = 3.42 (L)
- 3) 1 x 0.87 x 1.97 = 1.71
- 4) 1 x 1.88 x 0.23 = 0.43
- 5) 1 x 1.85 x 7.43 = 13.75
- 6) 2 x 2.50 x 1.00 = 5.00

TOTAL = 39.43 SQM.

NET AREA 2ND & 3RD FL. = 196.93 - 39.43
 = 157.50 SQM.

BALC. AREA CALC. :-

- 1) 1 x 1.85 x 7.43 = 13.75
 - 2) 2 x 2.50 x 1.00 = 5.00
- TOTAL = 18.75 SQM

4TH FL. AREA KEY PLAN
SCALE-1:200

FOURTH FLOOR PLAN

ELEVATION SCALE 1:200

4TH FL. AREA CALC.

AREA OF BLOCK = 13.60 x 14.48
 DEDUCTIONS :- = 196.93 SQM.

- 1) 1 x 4.83 x 3.13 = 15.12 (ST)
- 2) 1 x 1.80 x 1.90 = 3.42 (L)
- 3) 1 x 0.87 x 1.97 = 1.71
- 4) 1 x 1.88 x 0.23 = 0.43
- 5) 1 x 1.85 x 3.65 = 6.75
- 6) 1 x 2.50 x 1.00 = 2.50
- 7) 1 x 1.05 x 3.18 = 3.34

TOTAL = 33.27 SQM.

NET AREA 4TH FL. = 196.93 - 33.27
 = 163.66 SQM.

BALC. AREA CALC. :-

- 1) 1 x 1.85 x 3.65 = 6.75
 - 2) 1 x 2.50 x 1.00 = 2.50
 - 3) 1 x 1.05 x 3.18 = 3.34
- TOTAL = 12.59 SQM

STAMP OF APPROVAL

Revised Date-11-5-2022
 APPROVED SUBJECT TO CONDITIONS
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 661031/22
 Building Inspector
 Deputy Engineer P.M.C.



AREA STATEMENT

	SQM
1 AREA OF THE PLOT	392.54
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	29.15
b) ANY RESERVATION	-
3 GROSS AREA OF THE PLOT (1-2)	363.39
4 DEDUCTION FOR (a+b+c)	
a) OPEN SPACE (10%)	-
b) AMENITY SPACE	-
c) INTERNAL ROAD	-
5 NET AREA OF THE PLOT (3-4)	363.39
6 FLOOR SPACE PERMISSIBLE (1.10)	399.73
7 ADDITIONS FOR	
a) PERM. T.D.R. 65% (363.39 x 65% = 236.20 - 58.30)	177.90
b) REGUL. T.D.R. 70% ON 7a	124.53
c) 30% SLUM T.D.R.	53.37
d) 50% PAID FSI	170.00
e) ROAD WIDENING (29.15 x 2)	58.00
8 TOTAL FLOOR AREA (6+7)	805.63
9 EXISTING RESIDENTIAL FLOOR AREA	-
10 PROPOSED RESIDENTIAL FLOOR AREA	801.16
11 EXISTING COMMERCIAL FLOOR AREA	-
12 PROPOSED COMMERCIAL FLOOR AREA	-
13 EXCESS BALC. AREA (TAKEN IN F.S.I.)	-
14 TOTAL FLOOR SPACE (9+10+11+12+13)	801.16

BALCONY AREA STATEMENT

1 PERMISSIBLE BALC. (15% x 742.58)	111.39
2 PROPOSED BALCONY	80.09
3 EXCESS BALC. AREA (TAKEN IN F.S.I.)	-

TENEMENT STATEMENT

1 TOTAL FLOOR AREA PERMISSIBLE	744.33
2 TENEMENTS PERMISSIBLE (250T/H)	32
3 TENEMENTS PROPOSED	8

GROUND COVERAGE STATEMENT

1 PERMISSIBLE COVERAGE (50% OF 392.54)	196.27
2 PROPOSED COVERAGE	162.50

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707

AR.SIDDARTH HARISHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
 R.C.C. FRAMED STRUCTURE IN M-20
 EXTERNAL WALLS IN 0.15THK. INTERNAL WALLS 0.10THK
 EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
 MARBLE MOZIAC FLOORING
 T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10	SD -1.80x2.10	W -1.80x1.20
D -0.90x2.10	SD1 -1.50x1.20	SD1 -1.50x1.20
D1-0.75x2.10	SD2 -1.20x2.10	W2-1.20x1.20
		W3-0.90x1.20

LEGEND

PLOT LINE SHOWN - BLACK
 PROPOSED WORK SHOWN - RED
 DRAINAGE LINE SHOWN - RED DOTTED
 WATER LINE SHOWN - BLACK DOTTED
 EXISTING TO BE RETAINED - HATCHED BLUE
 EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

Phinawara

PAH : M/S CHINCHORE KHINVASARA ASSO.LLP

PROJECT :-

PROPOSED RESIDENTIAL BUILDING

F.PLOT NO.997/6,

AT- SADASHIV PETH,PUNE.

ARCHITECT SIGNATURE :-

AR. MANGESH GOTAL

CA/2005/36501

Office 70.71.72, 4th Floor, Patti Arcade Apt.

Above Hotel Kalings Near Sharda Centre,

Koliare Road, Erandwane, Pune-411004.

020-25430048, adesingstudio@gmail.com

DATE

DEALT BY

REVISED BY

CHECKED BY

SCALE

11/05/2022

PAVAN

PAVAN

PAVAN

SCALE

1:100