



WATER STORAGE CAPACITY
FOR RESIDENCIAL (12x675) = 8100.00 Ltrs/day
REQD. OVERHEAD TANK = 9000.00 Ltrs.
PROP. OVERHEAD TANK = 15000.00 Ltrs.
REQD. SUMP 9000.00 x 1.5 = 15000.00 Ltrs.
PROP. SUMP 15000.00 Ltrs.

FSI STATEMENT AS PER P-LINE:					
FLOORS	FSI AREA		TOTAL B/UP	TENAMENTS	BLDG H
	COMM	RESI			
LOWER GROUND FLOOR					
UPPER GROUND FLOOR					
FIRST FLOOR		262.51	262.51	4	
SECOND FLOOR		262.51	262.51	4	
THIRD FLOOR		262.51	262.51	4	
FOURTH FLOOR					
FIFTH FLOOR					
TOTAL		787.53	787.53	12	9.00MT

Build up area with reference to Basic F.S.I. =	551.10 SqM
Permissible Ancillary Area (60%)	330.66 SqM
TOTAL	881.76 SqM
Proposed Ancillary Area	236.43 SqM
Total area proposed	236.43 SqM



PLOT AREA CAL
 1) $32.96 \times (15.34 + 15.45) \times 0.50 \times 1 = 507.41 \text{ sq.m.}$
 TOTAL = 507.41 sq.m.
 PLOT AREA AS PER PBC = 501.00 SQ.M.
 PLOT AREA AS PER TRANG. = 507.41 SQ.M.
 MIN/PLOT AREA CONSIDER = 501.00 SQ.M.

STAMP OF APPROVAL

	01	02
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गति निवासी दि. 15/09/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 22/1515/22

Building Inspector Deputy Engineer
(Jr. Engg./Sect. Engg.)
BUILDING PERMISSION DEPT
ZONE-2 P.M.C.



A: AREA STATEMENT		PUNE	SQM.
1. AREA OF PLOT	Minimum area of a plot to be connected		501.00
a)	As per ownership documents (7/12 extract)		—
b)	As per measurement sheet		—
c)	As per site		501.00
2. DEDUCTIONS FOR			
a)	PROPOSED D.P./D.P./R.W. etc		—
b)	Any D.P. Reservation (Total a+b)		—
3. BALANCE AREA OF PLOT (1-2)			501.00
4. Amenity Space (if applicable)			N/A
a)	Required		—
b)	Adjustment of 2(b), if any		—
c)	Balance proposed		—
5. Net Plot Area (3-4[c])			501.00
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 Road width (Sr. No. 5(basic FSI))	(501.00X1.10)		551.10
10. Addition of FSI on payment of premium			—
(a)	Maximum permissible premium FSI-based on road width		—
(b)	Proposed FSI on payment of premium		—
11. In-situ FSI / TDR loading			—
(a)	In-situ area against D.P. road [2.0 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 4(c)]		—
(c)	TDR area		—
(d)	Total in-situ / TDR loading proposed [(11 (a)+(b)+(c))]		—
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.		551.10
(b)	Ancillary Area FSI upto 60% with payment of charges.		236.43
(c)	Total entitlement (a+b)		787.53
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width			881.70
(as per Regulation No.6, 10a, 10b, 3, 6.3 or 6.4 as applicable) or 1.4 or 1.8			(3.0 as ancillary area) (551.10 to 130.00 M)
15. Total Built-up Area in proposal (excluding area of Sr.No.17 b)			
(a)	Existing Built-up Area		—
(b)	Proposed Built-up Area (as per 3-line)		787.53
(c)	Total (a+b)		787.53
16. F.S.I. Consumed (15/3) (should not be more than serial No.14 above.)			1.57
17. Area for Inclusive Housing, if any			—
(a)	Required (20% of Sr.No.5)		—
(b)	Proposed		—

Owner Declaration:
I/We understand 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 quality and safety of the work etc.

BRIEF SPECIFICATIONS
RCC FRAMED STRUCTURE FOUNDATION UP TO HARD STRATA, THE EXTERIOR OF THE BRICKWORK, INTERNALLY NEERU FINISH, EXTERIOR SANITACED GYPSUM PLASTER, M.M. FLOORING, APPROVED QUALITY ELECTRICAL & SANITARY FITTINGS.

CERTIFICATE OF AREA
 Certificate of the plot reference was issued by me on 14/09/2023 and the dimensions sides etc. of plot stated on plan is as measured on site and the area is worked out tally with the area stated in document of ownership.
 (P.P. scheme records details) Survey records

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 EXISTING TO BE RETAINED HATCHED
 DRAINAGE LINE SHOWN RED DOTTED
 WATERLINE SHOWN BLACK DOTTED
 DEMOLITION SHOWN HATCHED YELLOW

PARKING STATEMENT	CARS	MOOTERS	AREA
PARKING REQUIRED BY RULE	07	32	151.50 sq
PARKING PROVIDED	07	32	151.50 sq

PARKING PROVIDED	67	32	2001-2002
SCHEDULE OF OPENINGS			

0	DOOR	1.05X2.10	W	WINDOW	1.80X1.20
01	DOOR	0.90X2.10	W1	WINDOW	1.80X0.90
02	DOOR	0.75X2.10	V	VENTI	0.60X0.90

OWNER'S NAME: Aravind

PROJECT: PROPOSED BUILDING AT P.N. 19 S.N. 8/2A/3.

PROJECT: FRIPOOLD BUILDING AT FRIPOOLD
DHANKAWADI, PUNE.

ARCHITECT
SHAILESH SALEHITA
REG. NO CA /90/13063

8, 202, KIRAN SPARSH, 57, NARAYAN PE
KELKAR ROAD, NEAR KESARI WADA,
PUNE 411 030, PH. (020) 24495443

DWG NO.	SCALE 1:100	N 	DWN BY UMESH	JOB NO. 104
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MD-1	DATE 27/09/2021		CKD BY S.R.S	496
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