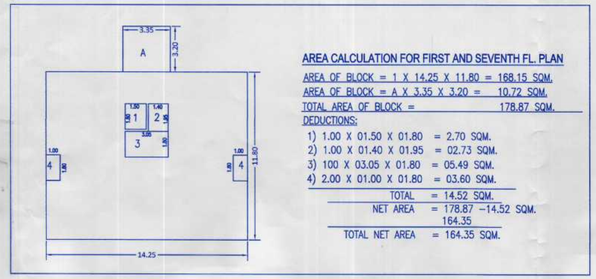
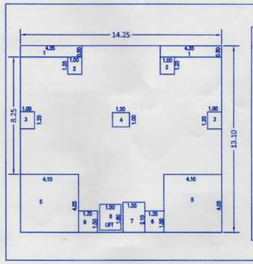


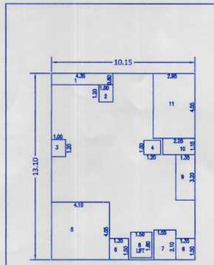
AREA CALCULATION FOR FIRST AND SEVENTH FL. PLAN

AREA OF BLOCK = 1 X 14.25 X 11.80 = 168.15 SQM.
AREA OF BLOCK = A X 3.35 X 3.20 = 10.72 SQM.
TOTAL AREA OF BLOCK = 178.87 SQM.
DEDUCTIONS:
1) 1.00 X 01.50 X 01.80 = 2.70 SQM.
2) 1.00 X 01.40 X 01.95 = 02.73 SQM.
3) 100 X 03.05 X 01.80 = 05.49 SQM.
4) 2.00 X 01.00 X 01.80 = 03.60 SQM.
TOTAL = 14.52 SQM.
NET AREA = 178.87 −14.52 SQM.
164.35
TOTAL NET AREA = 164.35 SQM.



AREA CALCULATION FOR SEC TO FIFTH FLOOR PLAN

AREA OF BLOCK = 1 X 14.25 X 13.10 = 186.675 SQM.
DEDUCTIONS:
1) 2.00 X 04.35 X 0.800 = 6.96 SQM.
2) 2.00 X 01.00 X 1.20 = 2.40 SQM.
3) 2.00 X 01.00 X 01.20 = 02.40 SQM.
4) 1.00 X 01.00 X 01.20 = 1.20 SQM.
5) 2.00 X 4.10 X 4.05 = 33.21 SQM.
6) 2.00 X 1.35 X 1.50 = 4.05 SQM.
7) 100 X 01.55 X 2.10 = 03.255 SQM.
8) 1.00 X 1.50 X 1.80 = 02.70 SQM.
TOTAL = 56.175 SQM.
NET AREA = 186.675 − 52.125 SQM.
= 130.50 SQM.

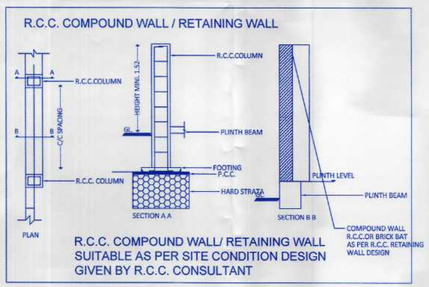


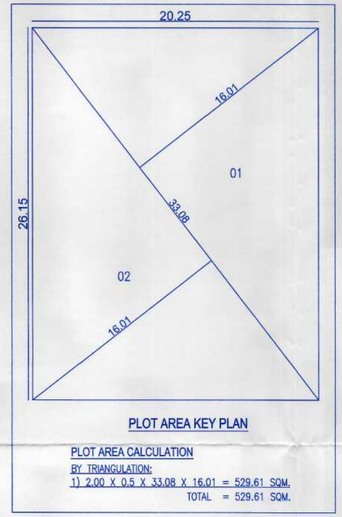
AREA CALCULATION FOR SIXTH FLOOR PLAN

AREA OF BLOCK = 1 X 10.15 X 13.10 = 132.965 SQM.
DEDUCTIONS:
1) 1.00 X 04.35 X 0.800 = 3.48 SQM.
2) 1.00 X 01.00 X 1.20 = 1.20 SQM.
3) 1.00 X 01.00 X 01.20 = 01.20 SQM.
4) 1.00 X 01.00 X 01.20 = 1.20 SQM.
5) 1.00 X 4.10 X 4.05 = 16.605 SQM.
6) 2.00 X 1.35 X 1.50 = 4.05 SQM.
7) 100 X 01.55 X 2.10 = 03.255 SQM.
8) 1.00 X 1.50 X 1.80 = 02.70 SQM.
9) 1.00 X 1.35 X 3.20 = 4.32 SQM.
10) 1.00 X 2.28 X 1.15 = 2.622 SQM.
11) 1.00 X 2.95 X 4.55 = 13.42 SQM.
TOTAL = 54.052 SQM.
NET AREA = 132.965 − 54.052 SQM.
= 78.91 SQM.

PROPOSED SITE

EXISTING STRUCTURE TO BE DEMOLISHED





PLOT AREA CALCULATION
BY TRIANGULATION:
1) 2.00 X 0.5 X 33.08 X 16.01 = 529.61 SQM.
TOTAL = 529.61 SQM.

PARKING STATEMENT

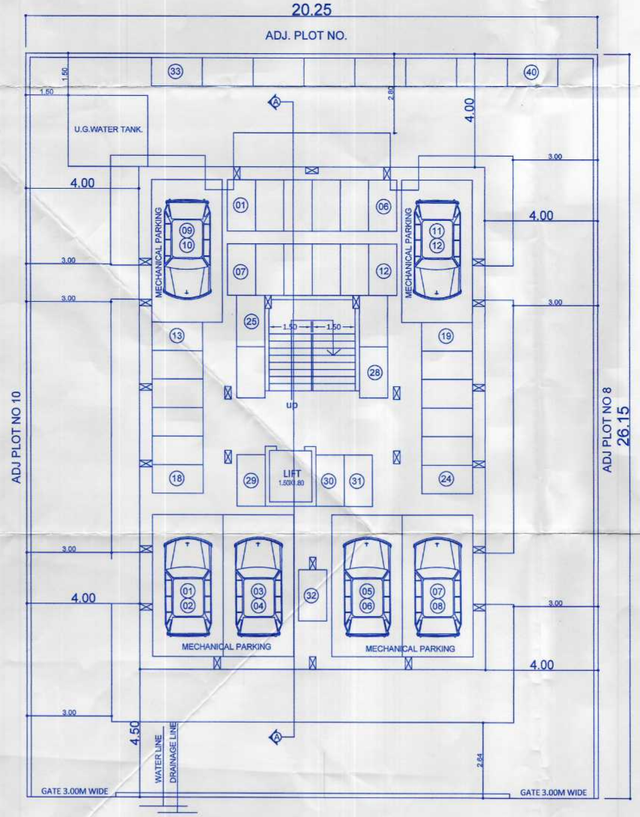
PARKING TABLE	TENA.NO.	CAR	SCOOTER
FOR EVERY 2 TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40SQM. BUT LESS THAN 80 SQM.	TENA.NO. 02	REQD. PAR. 01	REQD. PAR. 04
	18	09	36
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80SQM. BUT LESS THAN 150 SQM.	TENA.NO. 01	REQD. PAR. 01	REQD. PAR. 02
	01	01	02
VISITERS PARKING 5%		01	02
TOTAL REQUIRED PARKING		11	40
TOTAL	19	11X12.50 =137.50	40X2.00 =80
TOTAL PARKING REQUIRED = 239.50 SQM			

F.S.I. STATEMENT (SQ.M.)

FLOOR	RESI. FL. AREA	LIFT AREA
PARKING	-----	02.70
FIRST	164.35	
SECOND	130.50	
THIRD	130.50	
FOURTH	130.50	
FIFTH	130.50	
SIXTH	78.91	
SEVENTH	164.35	
TOTAL NET AREA = 929.61 SQM.		

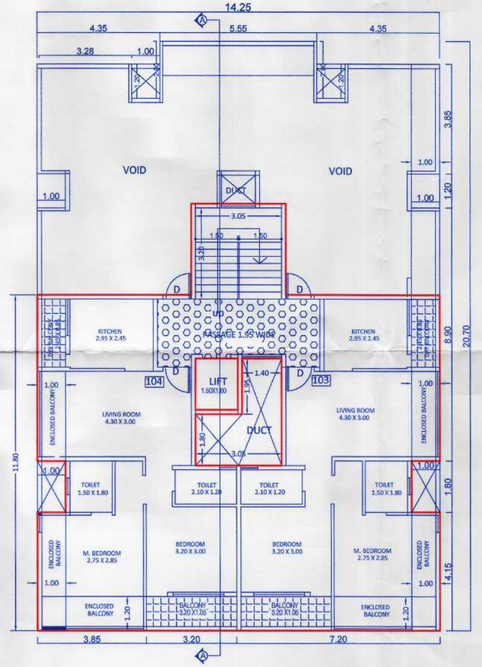
WATER CALCULATION

NO. OF TENAMENTS PROPOSED = 25Nos.
WATER REQUIRED RESI. = 19 X 135 X 5
= 12825.00 LTRS.
ADDITION FOR FIRE = 15,000.00 LTRS
TOTAL WATER REQUIRED = 15,000.00 LTRS
O. H. W. TANK PROPOSED = 3.20 X 3.20 X 1.50HT
= 15.360 LTRS.
U/G WATER REQUIRED = 15.360 X 1.50
= 23040 LTRS.
U/G WATER REQUIRED = 23040.00 LTRS.
U. G. W. TANK PROPOSED = 3.00 X 4.00 X 2.00HT
= 24,000.00 LTRS.

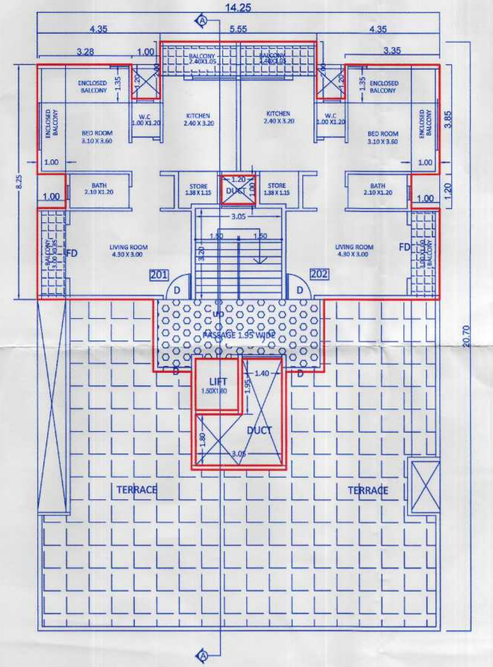


- - - - - 9.00M WIDE ROAD - - - - -

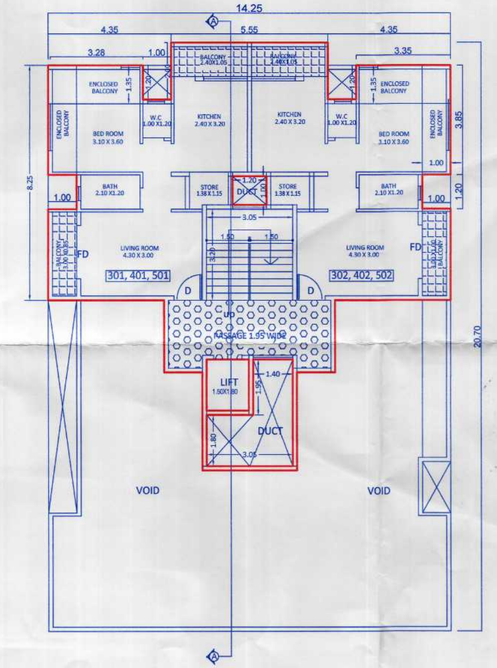
PARKING FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD /FOURTH /FIFTH FLOOR PLAN

STAMP OF APPROVAL

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: 0.C./8578/21
Date: 16/12/2021
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE:- P.M.C.

A AREA STATEMENTS — SQ.MT.

1) a) AREA OF PLOT (AS PER.PRC)	528.98
b) AS PER MEASURMENT SHEET	529.61
c) MINIMUM AREA CONSIDER	528.98
2) DEDUCTION FOR	
a) INTERNAL ROAD (6 M WIDE ROAD)	------
b) ANY D. P. RESERVATION AREA	------
3) BALANCE AREA OF PLOT (1-2)	528.98
4) AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED	------
b) ADJUSTMENT OF 2(B), IF ANY	------
c) BALANCE PROPOSED	------
5) NET PLOT AREA (3-4(C))	528.98
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED	------
b) PROPOSED	------
7) INTERNAL ROAD AREA	------
8) PLOTABLE AREA (IF APPLICABLE)	------
9) BUILT UP AREA WITH REFERNCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (528.98 X 1.10)	581.88
10) ADDITION OF FSI ON PAYMENT OF PREMIUM	------
a) PROPOSED FSI ON PAYMENT OF PREMIUM	------
11) IN-SITU FSI / TDR LOADING	------
a) IN-SITU AREA AGAINST T D.P. ROAD	------
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	------
c) TDR AREA	------
12) AREA UNDER REDEVELOPMENT	
a) EXISTING BUILT UP AREA (5476.00)	508.73
B) RE-DEVELOPMENT F.S.I. (30%) (508.73 X 0.30)	152.62
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) (9+10b+11d) OR 12 WHICHEVER IS APPLICABLE (581.88 + 152.62)	734.50
b) ANCILLARY AREA FSI UPTO 60% (734.50X0.60= 440.70) WITH PAYMENT OF CHARGES	440.70
C) PROPOSED ANCILLARY AREA (929.61 - 734.50)	195.11
D) TOTAL ENTITLEMENT (A+B)	1175.20
14) MAXIMUM UTILIZATION LIMIT OF FSI (734.50+195.11) (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD	929.61
15) TOTAL BUILT UP AREA IN PROPOSAL	
a) PROPOSED BUILT UP AREA	929.61

TENEMENT STATEMENT :

a) TENEMENTS PROPOSED	13

B PARKING STATEMENT :

	CAR	SCOOTER
a) PARKING REQUIRED BY RULE	11	40
C b) PARKING PROPOSED	12	40

LEGENDS :
a) PLOT BOUNDARY —
b) PROPOSED WORK —
c) DRAINAGE LINE —
d) WATER LINE —

OWNER'S DECLARATION -
I/We undersigned hhereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation . I/We would execute the structure as per sanctioned plan. Also i/ We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the worksite.
Suyog Development Corporation Pune LLP
Authorised Signatory
SUYOG DEVELOPMENT CORP. LLP.
OWNER'S SIGN.

CERTIFICATE:
I, SUUNIL D. SHIRAM, have been employedby the applicant as his licensed Architect. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner of the plot as in the above form and the attached statements 1 & 2 and found them to be correct.
date:
Pune-37.
L NOCA/93/16605
(suunil d. shiram)

TITLE :
PMC PLANING DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROJECT ADDRESS :
PROPOSED BUILDING OF FLATS AT S.NO.49/1/3A+3B,P.NO.9, CTS.NO. 1681, KOTHRUD PUNE - 29. FOR SWEET HOME HEIGHTS CO- OP HOUSING SOCIETY.

ARCHITECTS
SUUNIL SHIRAM ARCHITECTS CA/96/16605 PUNE
SUUNIL D. SHIRAM.
15, ASHIM PARK" S. NO. 673, BIBAVEWADI, PUNE 411037.
ARCHITECT'S SIGN