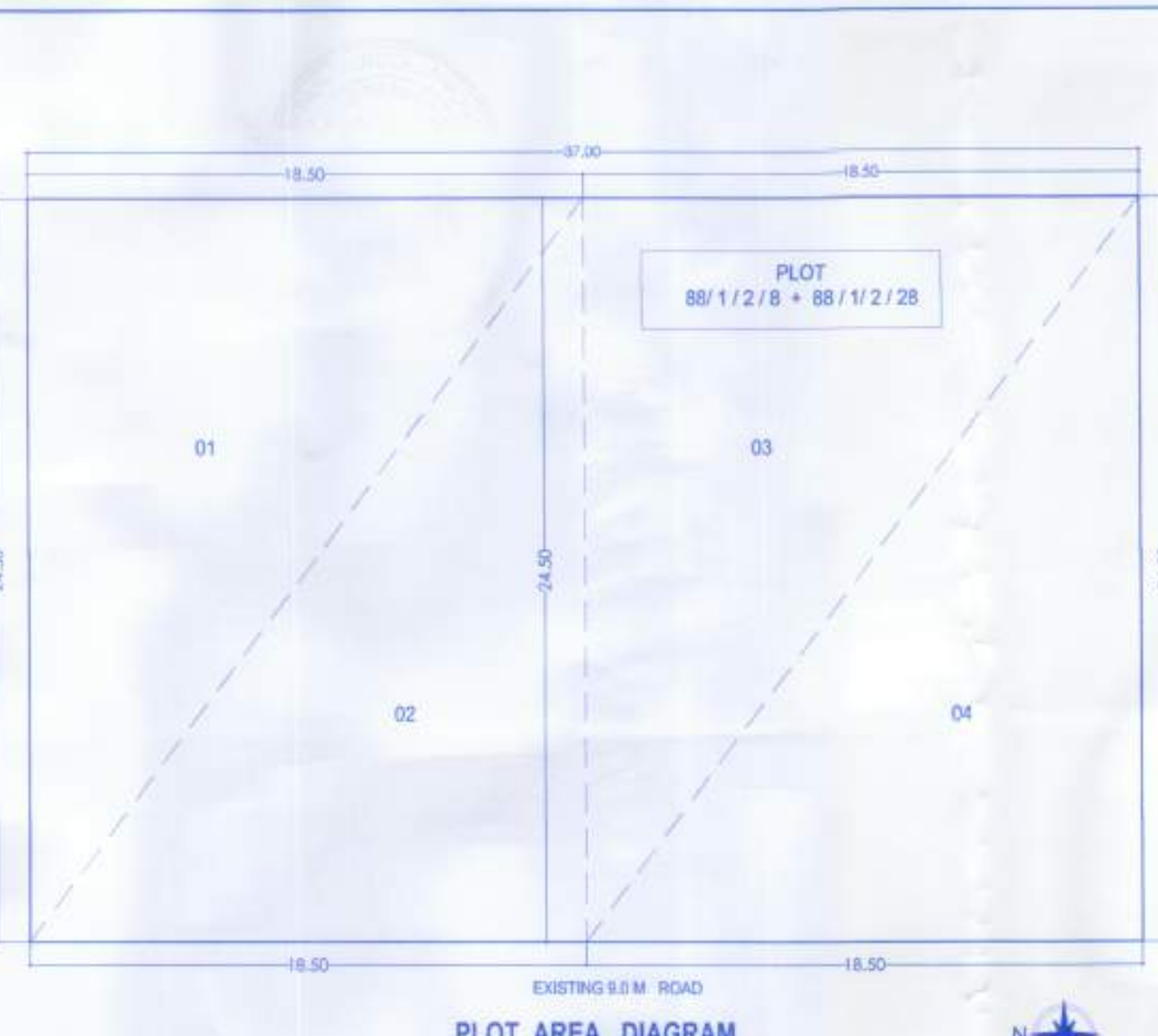
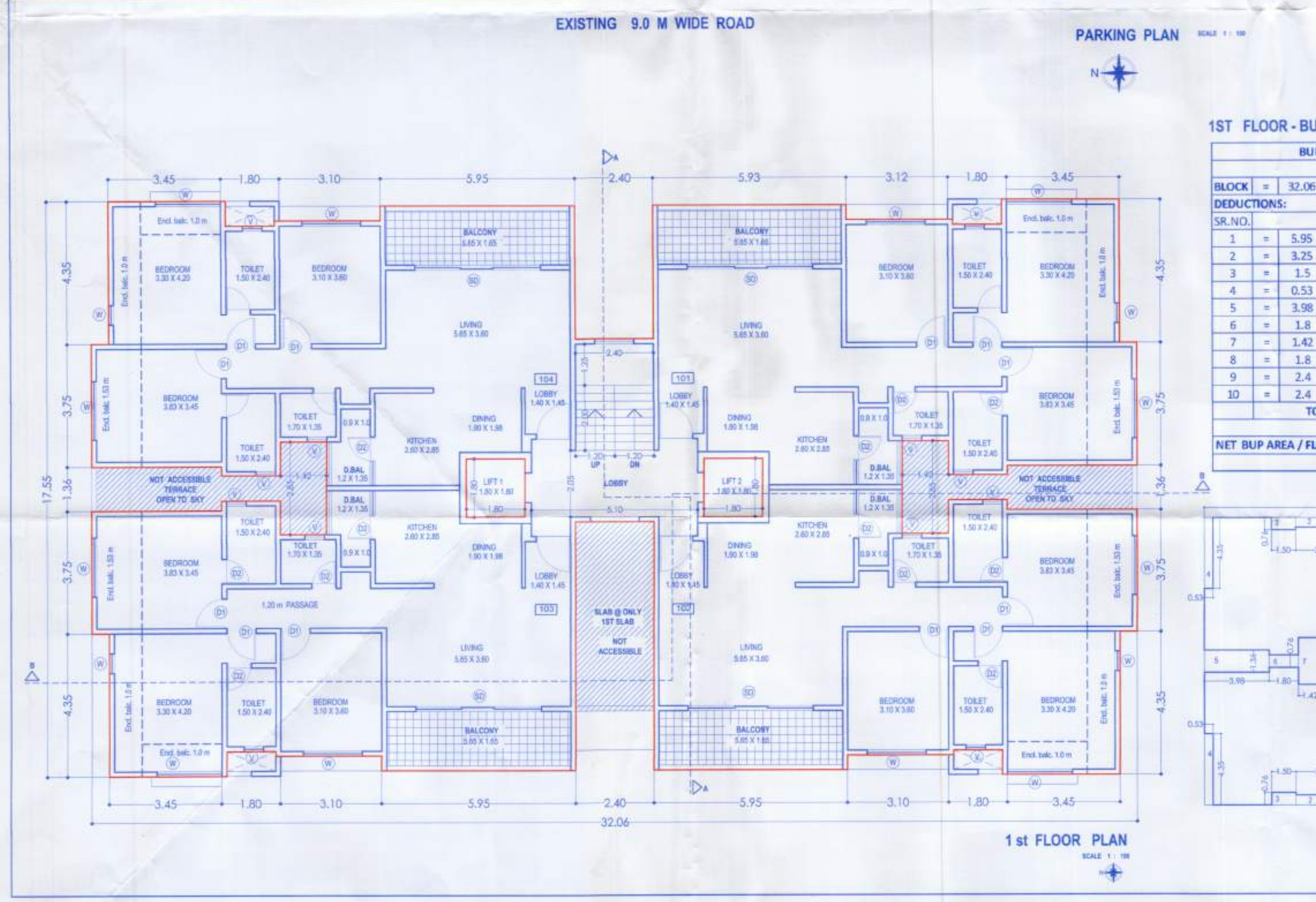
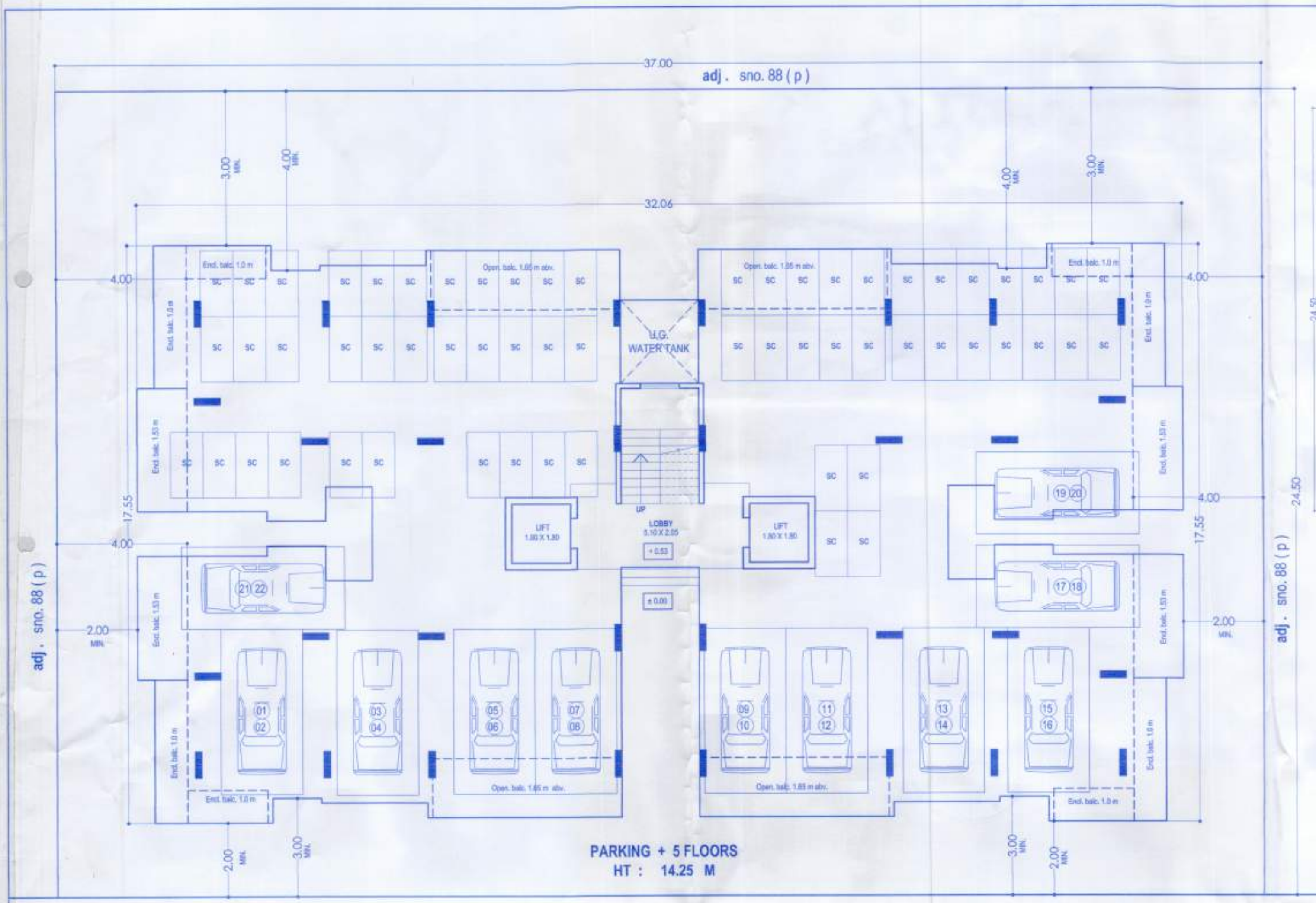




PLOT AREA CALCULATION

SCALE 1 : 1

PLOT AREA CALCULATION

PLOT - 88 / 1/2/28+88/1/2/8							
SR.							SQ.M
1	=	0.5	X	18.5	X	24.5	= 226.625
2	=	0.5	X	18.5	X	24.5	= 226.625
3	=	0.5	X	18.5	X	24.5	= 226.625
4	=	0.5	X	18.5	X	24.5	= 226.625
TOTAL							906.5

BLDG. - F.S.I STATEMENT FOR BUILDING (P+5)

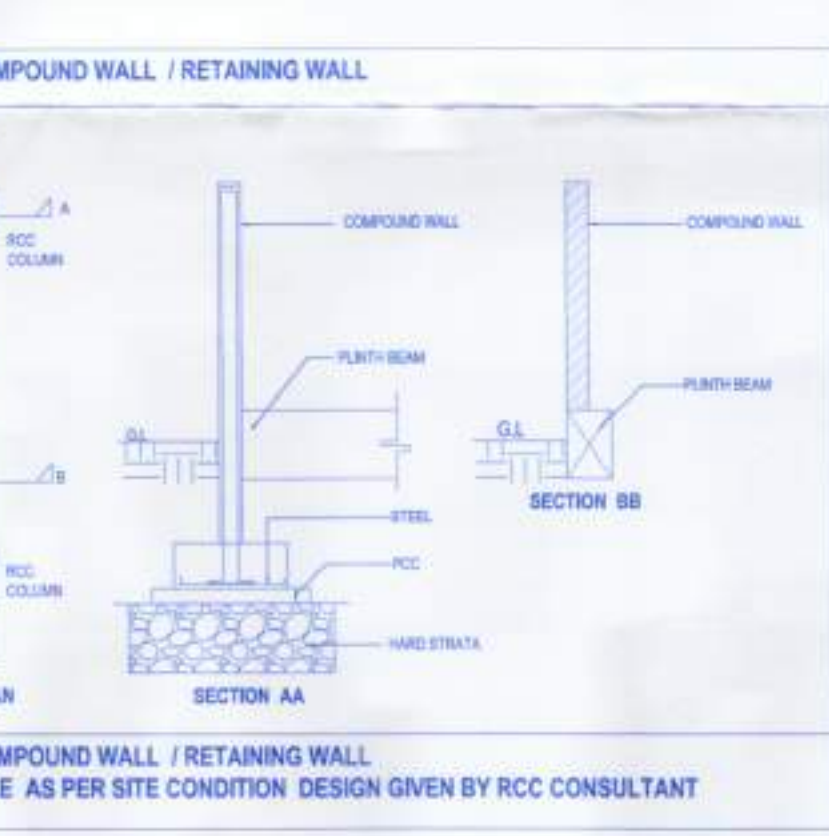
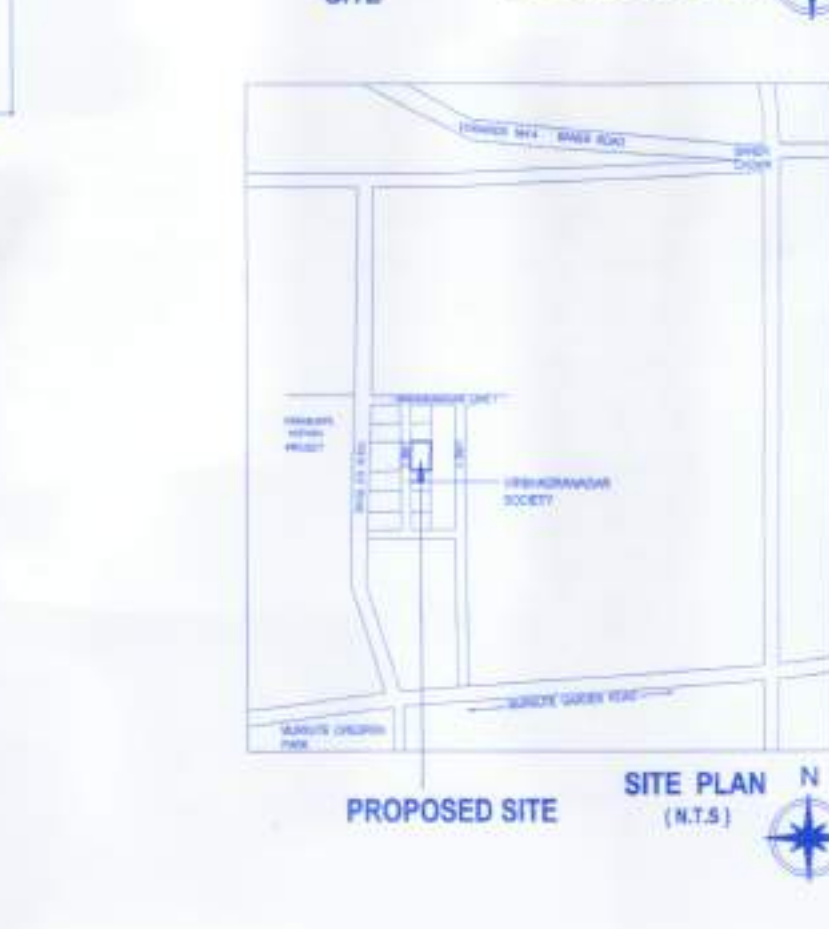
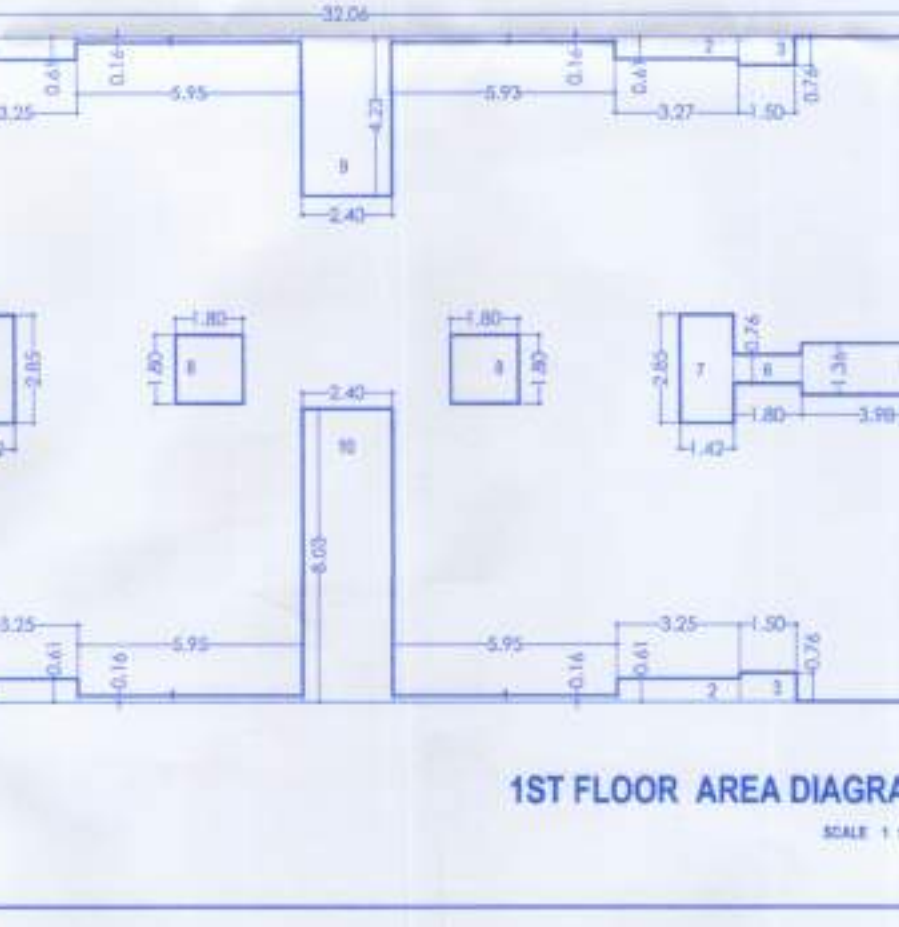
FLOOR	P- LINE	LIFT	LMR	PROPOSED TENEMENTS	BLDG. HEIGHT
FIRST FLR.	479.57	3.24 + 3.24	LIFT WITHOUT LMR	04	14.25 M
SECOND FLR.	479.57			04	
THIRD FLR.	479.57			04	
FOURTH FLR.	479.57			04	
FIFTH FLR.	479.57			04	
TOTAL	2397.85	6.48		20	

BUP AREA CALC.

TILTUP AREA STATEMENT

(1ST FLOOR)

	X	17.55	X	1	=	562.65



PARKING STATEMENT

PERMISSIBLE PARKING STATEMENT	CAR	SCOOTER
PARKING REQUIRED BY RULE	1	3
PROVIDED PARKING STATEMENT	20	60
PARKING PERMISSIBLE BY RULE	20	60
PARKING PROVIDED BY RULE	20	60
TOTAL PARKING	21	63
TOTAL PARKING AREA (SQ. M)	262.50	126

INITIAL	
NO. OF PERSONS	20 NOS
WATER REQUIRED / PERSON / DAY	135 LTRS
WATER REQUIRED / TENEMENT / DAY	2700 LTRS
WATER TANK CAPACITY	18000 LTRS + 10000 LTRS FIRE
WATER PROVIDED FOR CIVIL TANK	20000 LTRS

AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/RETAILED BY THE CORPORATION.

Handwritten: **REVIEW**

CA/201048892

OWNER'S DECLARATION

I/WE UNDERTAKE HEREBY THAT I/WE WOULD BE RESPONSIBLE FOR THE COST OF THE WORK TO BE DONE BY PLANS SANCTIONED BY AUTHORITY / COLLECTOR. I/WE UNDERTAKE TO EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. AND I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF A COMPETENT PERSON OR AS PER THE REQUIREMENTS OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY OF THE WORK AND TO MAINTAIN THE SAFETY AT THE WORK SITE.

Handwritten: **per** *[Signature]*

OWNER SIGN

REVISION - BUILDING PLAN 01/02

Parking plan, Bldg. plans, built up area calculations, parking calculation, water capacity, carpet area, fsi statement.

1st sanction - cc/ 3830 / 21, Date : 06 / 03 / 2022

Revised APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO CC/0719/22 DATE 20/6/2022

Building Inspector Building Development Department

AREA STATEMENT

AREA STATEMENT	PROPOSED SANCTION		
1) Area Of Plot - Min. area of a, b, c to be considered	900.0		
a) As per ownership document (7/12, CTS extract)	900.0		
b) As per measurement sheet	988.0		
c) As per site	906.50		
2) Deductions For:			
a) Proposed D.P / D.P Road widening / Service road / Highway widening	0.0		
b) Any D.P Reservation	0.0		
(Total a + b)			
3) Balance Area of Plot (1-2)	900.0		
4) Amenity Space (if applicable)			
a) Required	0.0		
b) Adjustment of 2(b), if any	0.0		
c) Balance Proposed	0.0		
5) Net Plot Area (3-4(c))	900.0		
6) Recreational Open Space (if applicable)			
a) Required	0.0		
b) Proposed	0.0		
7) Internal Road Area	0.0		
8) Potable Area (if applicable)			
9) Built-up Area with reference to Basic F.S.I as per rd. W. (Sr. No. 5 x basic F.S.I 1.1)	990.0		
10) Addition of FSI on payment of premium	250.00		
a) Max. permissible premium FSI - based on road width / TOD Zone	0.0		
b) Proposed FSI on payment of premium	0.0		
11) In-situ FSI / TDR Loading			
a) In-situ area against D.P. road (2.0 x sr.no.2 (a)) if any	0.0		
b) In-situ area against Amenity Space, if handed over (2.0 or 1.85 x sr.no.4 (b) and/or (c))	0.0		
c) TDR Area (450 X 40 % = 180 SQ.M) (450 X 40 % X 0.5 = 90 SQ.M) Total TDR permissible = 270.0 sq.m	250.09		
d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	250.09		
12) Additional FSI area under Chapter No. 7	0.0		
13) Total entitlement of FSI in the proposal	0.0		
a) (9 + 10(b) + 11 (d) or 12) Whichever is applicable	1500.09		
b) Ancillary Area FSI up to 60% or 80% with payment (Permissible ancillary 1500.09 X 0.60 = 900.054) (Already purchased = 448.71 sq.m)	900.054		
c) Total entitlement (a + b) (900 + 250 + 250.09 + 900.054 = 2400.14)	2400.14		
14) Maximum utilization limit of FSI (building potential) Permissible as per road width (as per regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8	2880.00		
15) Total Built up area in proposal (excluding area sr.no.17b)			
a) Existing Built up Area			
b) Proposed Built up Area (as per "P-Line")	2397.85		
c) Total (a + b)	2397.85		
16) FSI Consumed (15/13) (should not be more than sr.no.14)			
17) Area for Inclusive Housing, if any			
a) Required (20% of Sr. No. 5)			
b) Proposed			
ARCHITECT	OWNER / P.A.H.		
	SAI SHRYA BUILDERS (P.A.H.)		
	1. Mr. Santosh Chorge		
	2. Mr. Dhanraj Malvadkar		
	3. Mr. Shripad Malvadkar		
PROJECT	PROPOSED RESIDENTIAL BUILDING ON SR.NO.88/1/2/28 & 88/1/2/8 AT-BANER, PUNE.		
ARCHITECT			
	RSIA		
	220, Nupur Apartment, Ramnagar colony, Dadar West, Pune-411030		
	Email - rasesigns@rediffmail.com, rohanurveys@rediffmail.com		
DATE	SCALE	DRN BY	
05/05/2022	1:100	SS	