

Revised-3 Date: 29/09/18
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC-1/1956/18

Building Inspector Durgam Chaudhary P.M.C.



AREA STATEMENT		SQ.M
1. AREA OF THE PLOT		24,890.01
2. DEDUCTION FOR (a+b)		-
a) AREA UNDER CYCLE TRACK		4,454.72
b) LESS AREA UNDER GREEN BELT		8,879.60
c) AREA UNDER NALA		263.03
3. DEDUCTION FOR (a+b+c)		11,597.35
4. NET GROSS AREA OF THE PLOT (1-2)		13,292.66
a) OPEN SPACE - 10% (NOT DEDUCT)		1,329.27
b) AMENITY SPACE - 15%		-
c) TRANSFORMER AREA (NOT DEDUCT)		36.00
d) 9.14 M.W. INTERNAL ROAD (NOT DEDUCT)		1,027.69
TOTAL DEDUCTION		-
5. NET AREA OF THE PLOT		13,292.66
6. PERMISSIBLE BASIC FSI		1.00
7. PERMISSIBLE FLOOR AREA (5 X 6)		13,292.66
8. ADDITION FOR F.S.I.		-
2a) AREA UNDER GREEN BELT		-
2b) AREA UNDER CYCLE TRACK (4454.72 X 0.65) = 2,895.57		1,807.00
2c) AREA UNDER CYCLE TRACK (4454.72 X 0.65) = 2,895.57		4,896.26
d) ADD T.D.R.		-
PERMISSIBLE T.D.R. AREA (13,292.66 X 0.65) = 8,640.23		-
SLUM TDR 20% (8,640.23 X 0.20) = 1,728.05		-
RESERVATION TDR (8,640.23 - 1,728.05) = 6,912.18		-
ALREADY USED TDR (861.00 + 2451.00)		3,312.00
TOTAL ADDITION		10,017.28
9. TOTAL PERMISSIBLE FLOOR AREA (7 + 8)		23,309.94
10. EXISTING RESIDENTIAL FLOOR SPACE		15,403.93
11. PROPOSED RESIDENTIAL AREA		7,566.04
12. EXCESS BALCONY TAKEN IN FSI		-
13. TOTAL BUILT UP AREA (10 + 11 + 12)		22,969.97
14. F.S.I. CONSUMED		0.98

TENEMENT STATEMENT		
1. PERMISSIBLE FLOOR AREA		23,309.94
2. DEDUCTIONS OF NON-RESIDENTIAL AREA		-
3. AREA OF TENEMENTS (1-2)		23,309.94
4. TENEMENTS PERMISSIBLE		583
5. EXISTING TENEMENTS		266
6. TENEMENTS PROPOSED		88

SCHEDULE OF OPENINGS		
DOORS		
D - 1.00X2.14		
D1 - 0.75X2.14		
F.D. - 2.44X2.14		
WINDOWS		
W - 1.80X1.22		
V - 0.60X0.90		

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

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASURED MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPT. / CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNED / POWER OF ATTORNEY HOLDER OR ORIGINAL / TRUE COPY AND PHOTOCOPY.

OWNER'S NAME, ADDRESS & SIGN

MR. SAMEER BELWALKAR
NAME OF OWNER (P.O.A)
SIGN

PROJECT
REVISED RESIDENTIAL BLDG. LAYOUT, ON S.NO. 119/2A, 119/1C, 119/2C, 119/2B(P), 119/1A(P), F.P.NO. 544(P), PARVATI TAL-HAVELI, PUNE.

ARCHITECT
VIKAS ACHALKAR
1221, B/1, WRANGLAR
PARANJPE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE 411004.
PH: 25531675/76.

DATE	SCALE	DRN. BY	CHKD. BY
02/10/2018	1:500	P.G.T/P.P.J.	M.S.T.
M:\MOPAC\0 DRNE\P.M.C\CURRENT PROJECTS\BELWALKAR HOUSING\SARITA VAISHNA\MUNICIPAL DRG\02.10.2018\B.P.LAYOUT			

AREA CALCULATION OF OPEN SPACE-2	
1= 0.5X32.75X16.80	= 275.10
2= 0.5X32.75X16.47	= 269.70
3= 0.5X16.95X 7.305	= 62.22
4= 0.5X16.95X 8.135	= 68.13
TOTAL	= 675.15

AREA CALCULATION OF OPEN SPACE-1	
1= 0.5X39.00X 14.00	= 273.00
2= 0.5X39.00X 19.699	= 384.12
TOTAL	= 657.12

OPEN SPACE AREA CALCULATION
TOTAL OPEN SPACE =
OPEN SPACE-1 + OPEN SPACE-2
672.15 + 657.12
= 1329.27 SQ.MT

TDR STATEMENT					
NO	DRG NO	TYPE	ZONE	USE ZONE	AREA(SQ.M)
1)	2571	SLUM	C	C	1650.00
2)	3005	EDS(55)	C	C	51.00
3)	3009	EDS(55)	C	C	375.00
4)	3010	EDS(55)	C	C	375.00
5)	4167	AMENITY	C	C	438.00
6)	4177	AMENITY	C	C	423.00
TOTAL AREA					3312.00

PLOT AREA CALCULATIONS

RESIDENTIAL AREA CALCULATION

(S.NO.119/1A(P), 119/2A, 119/2B(P), 119/1C, 119/2C)	
01. 0.50X73.3X(33.6+ 8.8)	= 1553.96 SQ.M
02. 0.50X73.9X22.736	= 840.00 SQ.M
03. 0.50X74.2X12.4	= 460.04 SQ.M
04. 0.50X111.0X29.00	= 1609.50 SQ.M
05. 0.50X135.0X(59.0+59.0)	= 7965.00 SQ.M
TOTAL	= 12428.59 SQ.M
PLOT AREA	= 12264.97 SQ.M

NALA AREA CALCULATION

(S.NO.119/1A(P), 119/2A, 119/2B(P), 119/1C, 119/2C)	
03. 0.50X58.50X(3.0+3.0)	= 175.50 SQ.M
3A. 0.50X3.00X(9.5+8.7)	= 27.30 SQ.M
3B. 0.50X3.00X(24.6+15.55)	= 80.23 SQ.M
TOTAL	= 263.03 SQ.M

CYCLE TRACK AREA CALCULATION

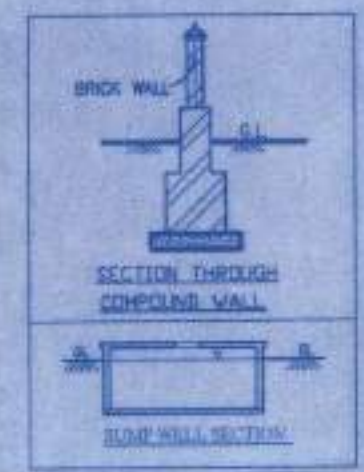
(S.NO.119/1A(P), 119/2A, 119/2B(P), 119/1C, 119/2C)	
06. 0.50X207.00X(9.00+9.00)	= 1863.00 SQ.M
6A. 0.50X296.20X(9.0+8.50)	= 2591.72 SQ.M
TOTAL	= 4454.72 SQ.M

INTERNAL ROAD AREA CALCULATIONS

(S.NO.119/1A(P), 119/2A, 119/2B(P), 119/1C, 119/2C)	
R1 = 0.50 x 9.14 x 23.82	= 108.86 SQ.M
R2 = 0.50 x 8.92 x 22.43	= 100.03 SQ.M
R3 = 0.50X25.60X(8.03+8.74)	= 214.85 SQ.M
R4 = 0.50X25.20X(8.33+7.69)	= 201.89 SQ.M
R5 = 0.50X46.21X(8.57+8.84)	= 402.26 SQ.M
TOTAL	= 1027.69 SQ.M

GREEN BELT AREA CALCULATION

(S.NO.119/1A(P), 119/2A, 119/2B(P), 119/1C, 119/2C)	
07. 0.50X94.97X39.00	= 1851.90 SQ.M
08. 0.50X206.0X43.40	= 4448.48 SQ.M
09. 0.50X128.0X08.00	= 0512.00 SQ.M
10. 0.50X64.00X09.00	= 0288.00 SQ.M
11. 0.50X33.00X14.60	= 0240.90 SQ.M
TOTAL	= 7341.26 SQ.M
MINIMUM CONSIDER AREA	= 6879.60 SQ.M



PLOT AREA CALCULATIONS AFTER AMALGAMATION

S.NO.	AREA U/ RESIDENTIAL ZONE	AREA UNDER NALA	AREA U/ CYCLE TRACK	AREA UNDER GREEN BELT	AREA U/ INTERNAL ROAD	TOTAL
119/2A, 119/1C, 119/2C, 119/1A(P), 119/2B(P)	12,264.97	263.03	4,454.72	8,879.60	1,027.69	24,890.01
TOTAL	12,264.97	263.03	4,454.72	8,879.60	1,027.69	24,890.01

PARKING STATEMENT

BUILDINGS TYPE	PARKING REQ.			PARKING PROVIDED		
	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES
B5 & B6 TYPE						
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	02	04	02	-	-	-
FOR 40 TENEMENTS	40	80	40	62	85	44
B9 & B10 TYPE						
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	02	04	02	-	-	-
FOR 48 TENEMENTS	48	96	48	48	87	51
TOTAL REQUIRED PARKING	88	166	88	110	175	95
ADD 5% VISITOR PARKING	05	09	05	-	-	-
TOTAL PROVIDED PARKING	93	175	93	110	175	95

AREA STATEMENT (OF BUILDING)

BUILDINGS	GROUND COVERAGE	FLOOR											TOTAL AREA
		FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	
B5 & B6	396.14	175.30	335.92	335.92	335.92	335.92	335.92	335.92	175.24	335.92	335.92	335.92	3373.82
B9 & B10	470.77	199.31	337.87	386.00	468.04	470.77	468.04	470.77	452.61	470.77	468.04	-	4192.22

F.S.I. STATEMENT PROPOSED BUILDING

BUILDINGS	NO.OF BLDG.	NO.OF TENE.	BLDG. HT.	GROUND COVERAGE	F.S.I. RESL.	BALCONY			TERRACE	STAIRCASE	PASSAGE	LIFT AREA	L.M.R AREA	TOTAL B/UP AREA
						PERM.	PROP.	EXCESS						
B5 & B6	01 NOS	40 NOS	35.55 M.	396.14	5373.82	7566.04	667.95	-	301.72	284.13	344.17	14.44	39.93	7566.04
B9 & B10	01 NOS	48 NOS	32.70 M.	470.77	4192.22	15% OF	69.39	-	105.35	156.10	124.18	9.48	24.06	7566.04
TOTAL	02 NOS	88 NOS	-	866.91	7566.04	1134.91	737.34	-	407.07	440.23	468.35	23.92	63.99	7566.04

WATER STORAGE CAPACITY

BUILDINGS TYPE	G/H. WATER TANK CAPACITY (LTRS)	U/G. WATER TANK CAPACITY (LTRS)
B5 & B6	48,500.00	92,750.00
B9 & B10	52,500.00	96,750.00
TOTAL	1,01,000.00 LTRS	1,91,500.00 LTRS

F.S.I STATEMENT FOR PREMIUM

BUILDINGS	BALCONY	TERRACE	STAIRCASE	PASSAGE	LIFT AREA	L.M.R AREA
B5 & B6	667.95	301.72	284.13	344.17	14.44	39.93
B9 & B10	69.39	105.35	156.10	124.18	9.48	24.06
TOTAL	737.34	407.07	440.23	468.35	23.92	63.99

PARKING AREA STATEMENT

AREA REQUIRED	SQ.M
CAR	110 X 12.50 SQ.M 1375.00
SCOOTER	175 X 2.00 SQ.M 350.00
CYCLE	95 X 1.00 SQ.M 95.00
TOTAL	1820.00

F.S.I. STATEMENT EXISTING BUILDING											
BUILDINGS	NO.OF BLDG.	NO.OF TENE.	BLDG. HT.	F.S.I. CONSUMED	BALCONY	PERM.	PROP.	EXCESS	STAIRCASE	LIFT AREA	TOTAL
A1	01 NOS	28 NOS	22.80 M.	2298.92	2298.92	354.99	-	-	114.56	2.23	391.73
A2	01 NOS	28 NOS	22.80 M.	2298.92	2298.92	354.99	-	-	114.56	2.23	391.73
B1	01 NOS	88 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B2	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B3	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B4	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B5	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B6	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B7	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B8	01 NOS	28 NOS	22.80 M.	1538.87	1538.87	256.30	-	-	107.10	2.23	280.84
B9	01 NOS	48 NOS	22.80 M.	1498.49	1498.49	256.30	-	-	107.10	2.23	280.84
C1	01 NOS	48 NOS	22.80 M.	1498.49	1498.49	256.30	-	-	107.10	2.23	280.84
TOTAL	08 NOS	266 NOS	-	15274.91	15274.91	2291.24	2420.26	139.02	1072.39	30.67	18403.63