

BUILDING WISE F.S.I. STATEMENT				
FLOOR	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	SHOPS NO	TENNA RESI. AREA
A BUILDING	2753.39	16465.10	73	166
B BUILDING	-	2972.05	-	38
BUNGALOW	-	394.61	-	1
TOTAL	2753.39	19831.76	73	205
				22585.15

A BUILDING FLOOR WISE F.S.I. STATEMENT				
FLOOR	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	SHOPS NO	TENNA RESI. AREA
BASEMENT 1	-	31.58	-	-
BASEMENT 2	-	31.58	-	-
GROUND FLOOR	807.19	811.32	20	807.19
GR. @ MEZZ.	591.40	-	-	-
1ST FLOOR	1354.80	-	33	1354.80
2ND FLOOR	-	1282.36	-	12
3RD FLOOR	-	1171.40	-	12
4TH FLOOR	-	1171.40	-	12
5TH FLOOR	-	1171.40	-	12
6TH FLOOR	-	1171.40	-	12
7TH FLOOR	-	1171.09	-	11
8TH FLOOR	-	1171.40	-	12
9TH FLOOR	-	1171.40	-	12
10TH FLOOR	-	1171.40	-	12
11TH FLOOR	-	1171.40	-	12
12TH FLOOR	-	1171.09	-	11
13TH FLOOR	-	1171.40	-	12
14TH FLOOR	-	1171.40	-	12
15TH FLOOR	-	1171.40	-	12
TOTAL	2753.39	16465.10	73	166
				19218.49

WATER CALCULATION

O.H. WATER TANK :- 205 TEN. x 135 LTRS. x 5 PERSONS
= 138375.00 LIT.
COMM. - 2753.39 / 3 PER = 917.80
917.80 X 45 = 41301.00
TOTAL RES+COMM = 138375.00 + 41301.00 = 179676.00 LIT.
FIRE = 179676.00 + 45000(FIRE)
O.H. WATER TANK = 224676.00 LIT
U.G. WATER TANK :- 179676.00 x 1.5
REQD. CAPACITY = 269514.00 + 50000.00 LTRS.
PROVIDED CAPACITY = 319514.00 LTRS.
= 320500.00 LTRS.

CONSTRUCTION AREA STATEMENT IN SQ.M.				
TYPE OF BUILDING	FSI AREA		NON FSI AREA	
	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	BASEMENT PARKING	CONSTRUCTION AREA
A BUILDING	-	16465.10	-	19740.68
B BUILDING	-	2972.05	-	3772.05
BUNGALOW	-	394.61	-	519.61
BASEMENT	-	-	125.00	-
TOTAL	2753.39	19831.76	857.62	17155.24
				41187.58

SANITATION DETAILS

Building Use	Rule Name	By Rule		Required	Proposed
		1st Male or Female	1st Male or Female		
Commercial	No. Of Persons	(807.19/3) = 269.33		269.33	269.33
Common Toilet	Water Closet	15	12	25	45
	Urinal	4 for 71-100	-	4	4
Commercial	Water Closet	50	6	6	12
Public Toilet	Urinal	1 for 50	-	6	6

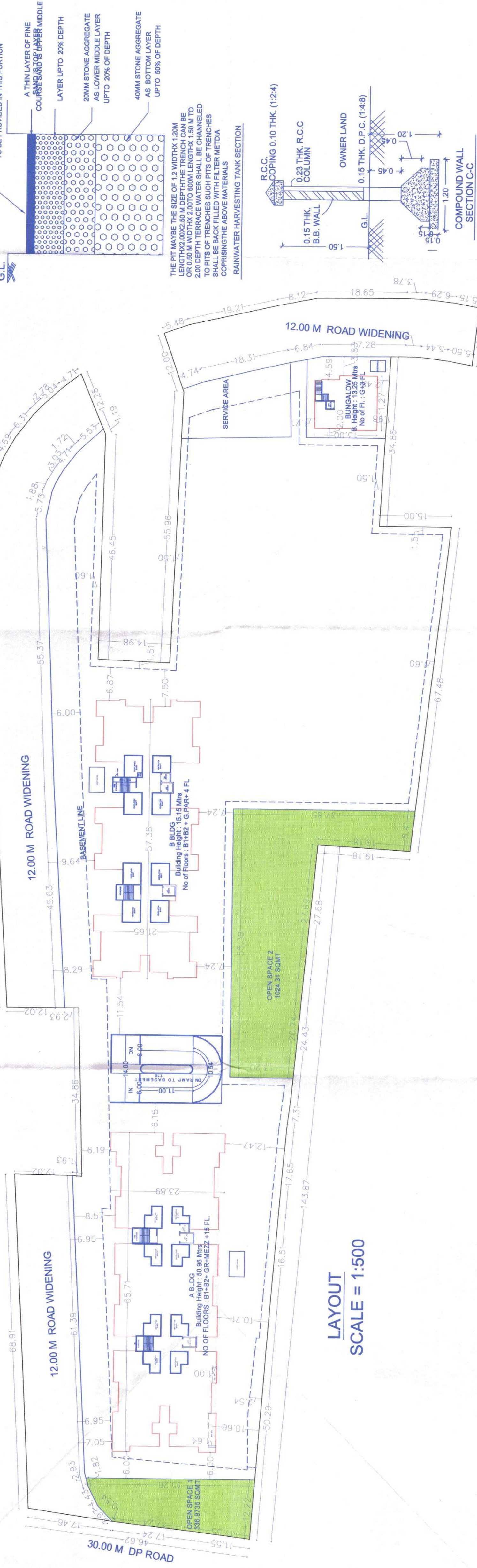
PARKING DETAILS

Type	Required	Proposed
Carpet/FSI area	Car	Scoter
Residential	for every two tena. bet. 40 - 80	205 ten 515
Commercial	for every 100 sq.m. bet. 1821.57	19 ten 114
5% Visitor	5.15	25.75
Total	147	655

BUNGALOW FLOOR WISE F.S.I. STATEMENT			
FLOOR	RESIDENTIAL BUILT UP AREA	TENNA RESI. AREA	TOTAL F.S.I. BUILT UP AREA
GROUND FLOOR	14.36	-	14.36
1ST FLOOR	138.84	1	138.84
2ND FLOOR	102.23	-	102.23
3RD FLOOR	139.18	-	139.18
TOTAL	394.61	1	394.61

A BUILDING REFUSE AREA STATEMENT			
12 TEN X 3 FL. 30X5 =	180		
180X 0.3 =	54.00 SQMT		
REQ. REFUSE AREA =	54.00 SQMT		
PRO. REFUSE AREA =	54.36 SQMT		

MAHADA AREA STATEMENT			
MIN. REQ. AREA	2737.23		
PROP. AREA	2745.43		
MAHADA TOTAL TEN. NO.	38		



LAYOUT
SCALE = 1:500

STAMP OF APPROVAL

Sanctioned No. B.P. / Borkhadead / 27/2022
Subject to conditions mentioned in the
Office Order No. 0210612022
even dated 02/06/2022
Plmrf
Date 02/06/22

Q. C. Signed by
Joint City Engineer
Pune-18

AREA STATEMENT -		S.Q.M.
1	AREA OF PLOT (Minimum area of 1/20th of the site)	
a) As per ownership document (7/12, CTS extract)		
b) as per measurement sheet		
c) as per site		15631.11
d) Net gross plot area		0.00
2	Deduction for	0.00
a) Proposed D.P. Road widening Area (Service Road / Highway Widening)		3168.15
b) Any Reservation area		0.00
c) Any Reservation area		0.00
3	Balance area of Plot (1-2)	3168.15
4	Annuity Space (if applicable)	12441.86
a) Required -		0.00
b) Adjustment of 2(b), if any -		0.00
c) Balance Proposed -		0.00
5	Net Plot Area (3-4(c))	12441.86
6	Recreational Open Space (if Applicable)	
a) Required -		1244.20
b) Proposed -		1361.28
7	Internal Road area	0.00
8	Pleasant area	0.00
9	Built up area With reference to Basic F.S.I. as per front road Width (Sr. No. 50/51 F.S.I.)	13688.16
10	Addition of Existing TDR	0.00
11	Total Permissible FSI	0.00
	Existing Built-up Area.	0.00
	Balance FSI	13688.16
	In-situ FSI / TDR Loading	0.00
a) Maximum Permissible Premium FSI - based on road Width / TDR Zone		0.00
b) Proposed FSI on Payment of Premium -		0.00
11	In-situ FSI / TDR Loading	0.00
a) In-situ area against D.P. road (20x50, No. 2 (a)), if any		0.00
b) In-situ area against D.P. road (20x50, No. 2 (a)), if any		0.00
c) TDR Area Proposed		0.00
a) Total In-situ / TDR loading proposed (11 (a)-(b)-(c))		0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the Proposal	0.00
a) [9+10(b)+11(b)] or 12 whichever is applicable		13688.16
b) Ancillary Area FSI upto 80% or 80% With Payment of charges		6154.00
c) Total entitlement (a+b)		19840.16
Total Permissible FSI		19840.16
14	Maximum utilization limit of F.S.I. (building potential) permissible as per road (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8x or 1.8	0.00
15	Total built-up area in proposal (excluding area at Sr. No. 17 b)	0.00
a) Proposed built-up Area (as per 'p-line') With Mahada		22885.15
b) Proposed built-up Area (as per 'p-line') Without Mahada		19839.72
c) Total		22885.15
16	Total built-up area in proposal (excluding area at Sr. No. 17 b)	19839.72
a) Area for inclusive Housing, if any		2737.23
b) Proposed built-up Area		2745.43
Proposed Tenements		205
Proposed Parking		147
Req. Parking		655

Certificate to Area:
Certified that the plot under reference was surveyed by ml on--- and the
dimensions of site etc. of plot stated on plan are as measured on site and the
same are correct and true to the best of my knowledge and belief.
Scheme Records/ Land Records Department City Survey records
ANURADHA GOVARDHAN
Name Of Architect & Signature
REGISTRATION NO. CA92 14812
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plan approved by
the competent authority and execute the structure as per approved plans.
Also I/We would execute the work of the structure as per approved plans
so as to ensure the quality and safety at the work site.

PROJECT:	NILESH NEWALE, DILIP PATEL & OTHERS
Owner (s) Name and Signature	
01.04.2022	
RESIDENTIAL & COMMERCIAL BUILDING	ARCHITECT :
GAT NO - 741(P)/755(P)/756(P)/757(P), 753 (P)	ANURADHA GOVARDHAN
AT. VILLAGE - MOSH-BORADEWADI	
SHEET NO	1