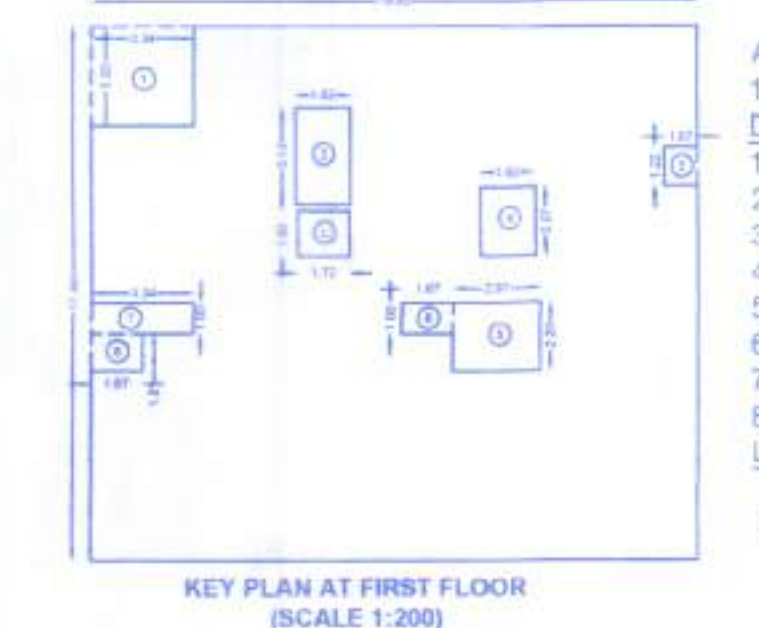
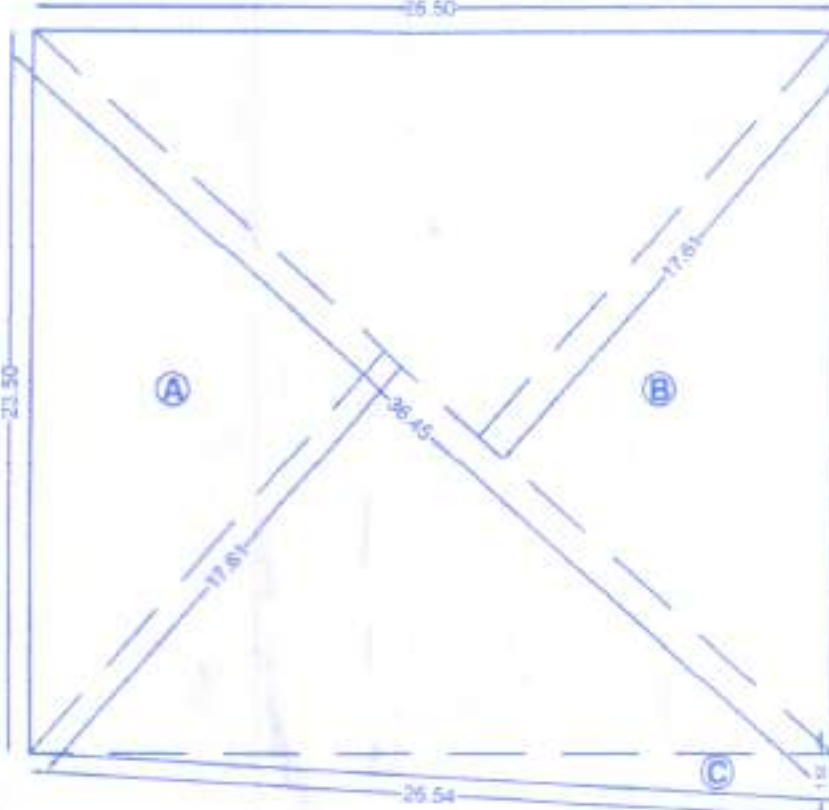


BUILDING WISE FSI STATEMENT:				
BUILDING	APPROVED FSI AREA	FSI	TNMTL	TOTAL FSI AREA
A	0.00	1916.37	36.00	1916.37
TOTAL	0.00	1916.37	36.00	1916.37

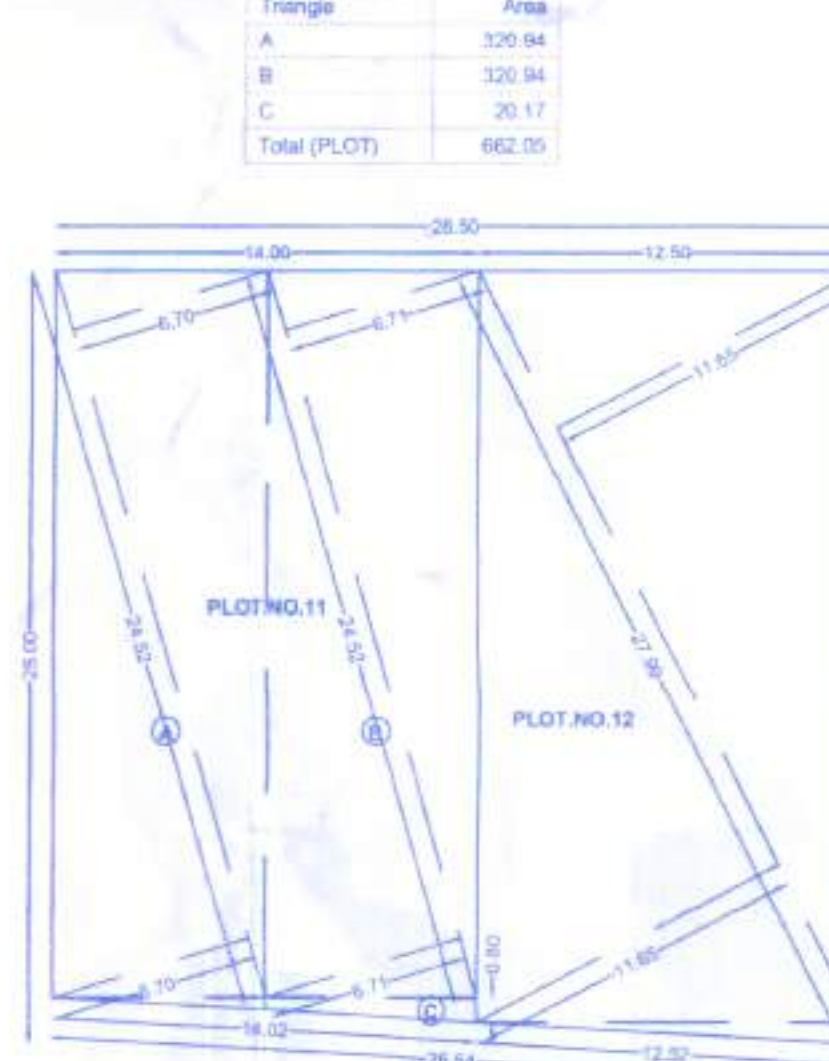
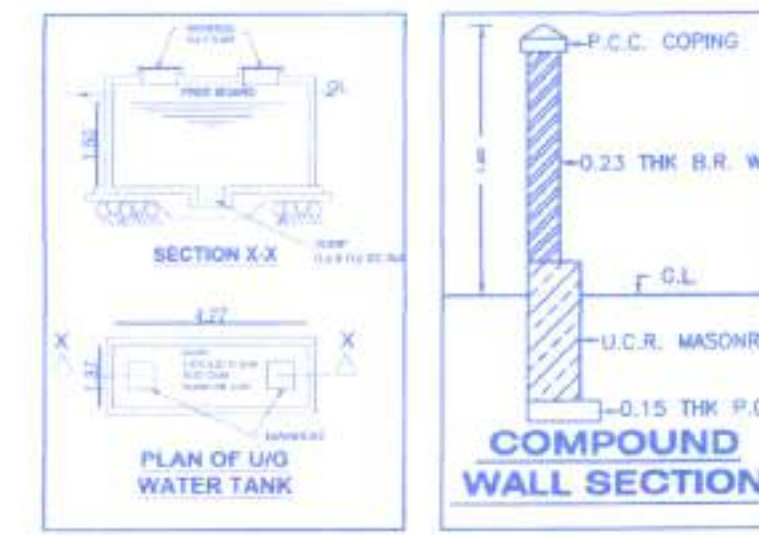
FLOORWISE FSI STATEMENT - A				
FLOOR NAME	APPROVED FSI AREA	FSI	TNMTL	TOTAL FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00
FIRST FLOOR	0.00	308.50	0.8	308.50
SECOND FLOOR	0.00	319.19	0.8	319.19
THIRD FLOOR	0.00	322.17	0.5	322.17
FOURTH FLOOR	0.00	322.17	0.5	322.17
FIFTH FLOOR	0.00	322.17	0.5	322.17
SIXTH FLOOR	0.00	322.17	0.5	322.17
TERRACE FLOOR	0.00	0.00	0.00	0.00
TOTAL FLOOR	0.00	1916.37	36.00	1916.37

PARKING AREA STATEMENT AS PER UDCPR						
AREA OF STATEMENT	PROPOSED NO. OF TENEMENTS	REQUIRED PARKING				
		NO. OF TENEMENTS	BY RULE		CAR	SCOOTER
RESIDENTIAL	For every 2 tenement having carpet less than 80 sq.m. area but more than 40sq.m. above	09	1	5	05	25
	For every 2 tenement having carpet less than 80 sq.m. area but more than 30 sq.m. above	19	1	2	10	20
	For every 2 tenement having carpet less than 30 sq.m. (H.R.)	08	0	4	00	16
	TOTAL	36			15	61
VISITOR PARKING (5%)					01	03
TOTAL REQ. PARKING					16	64
REQUIRED AREA (SQ.M.)					200.00	128.00
TOTAL REQUIRED PARKING					328.00	

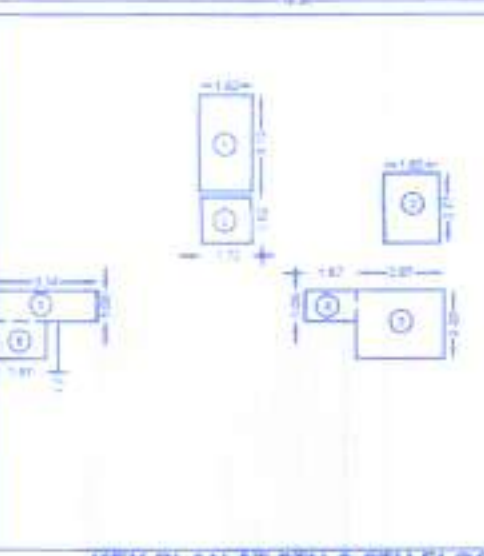
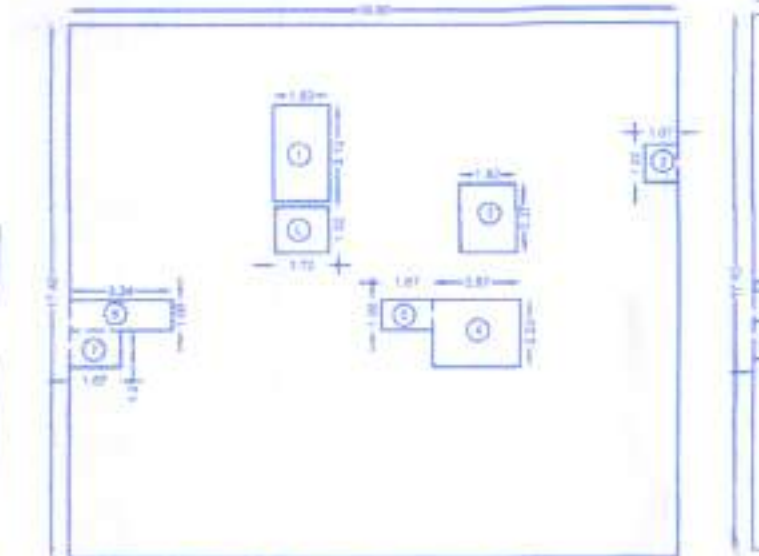
WATER REQUIREMENT		
No. of Tenements	36	Nos.
No. of persons	5	Nos.
Water required per person per day	135	Liters
CH Water tank required	24,300 Say 24,500	Liters
Fire emergency tank	10,000	Liters
UG Water tank required	24,500 x 1.5 + 10,000 = 47,000	Liters
UG Water tank Provided	34,500	Liters
UG Water tank Provided	47,000	Liters



AREA CALCULATION 1ST FL.
19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 3.34 X 3.20 = 10.69 SQ.M
2) 1.82 X 3.12 = 5.68 SQ.M
3) 1.07 X 2.27 = 2.43 SQ.M
4) 1.82 X 2.27 = 4.13 SQ.M
5) 2.87 X 2.20 = 6.31 SQ.M
6) 1.67 X 1.00 = 1.67 SQ.M
7) 3.34 X 1.00 = 3.34 SQ.M
8) 1.67 X 1.21 = 2.02 SQ.M
9) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 37.76 SQ.M
346.26 - 37.76 = 308.50 SQ.M



STATEMENT NO-02 (SR. NO. 9A) PROPOSED BUILDING - A		
BUILDING NOS.	FLOOR NOS.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
P+6		1916.37



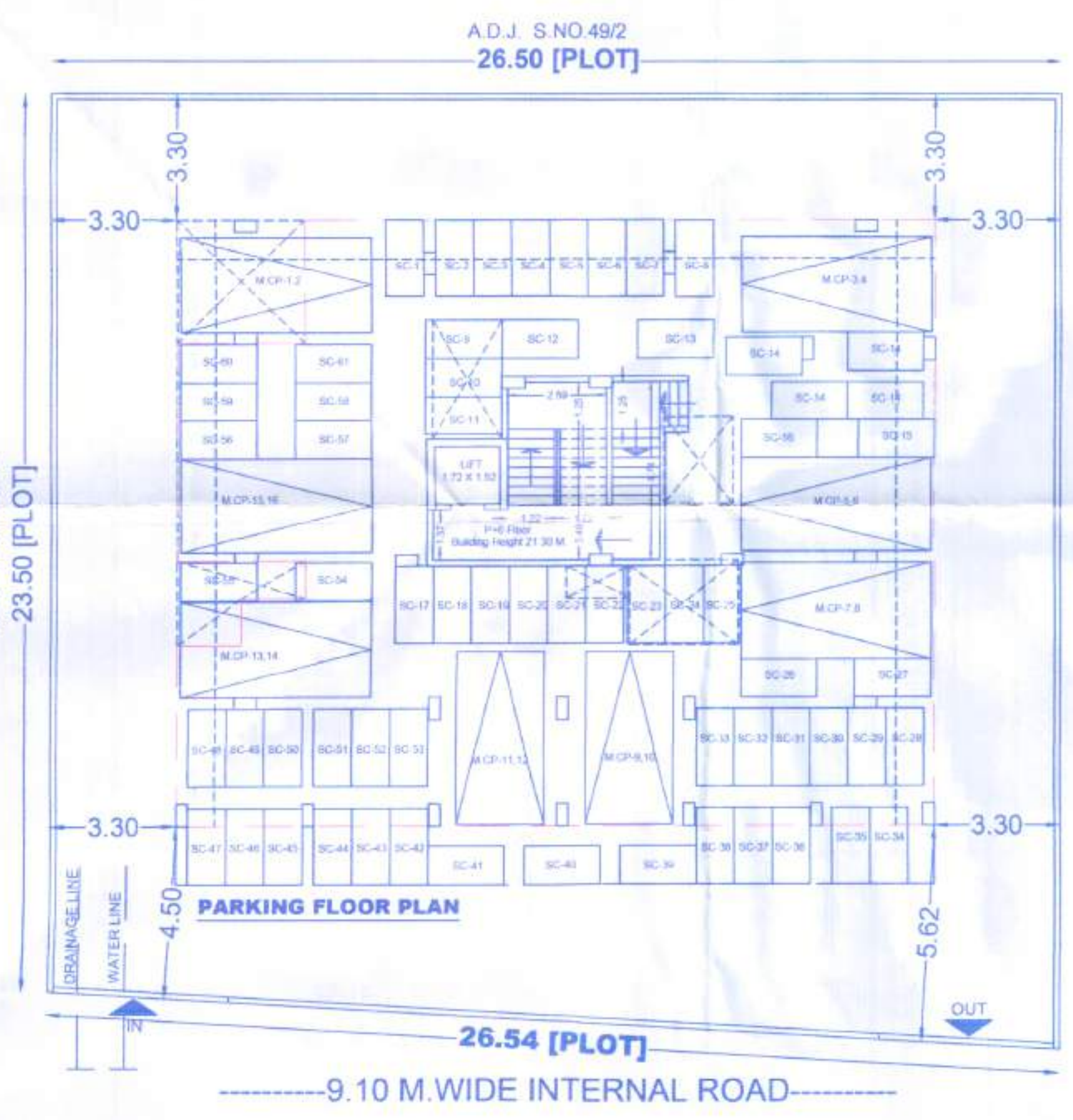
AREA CALCULATION 5TH & 6TH FL.
19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 1.82 X 3.12 = 5.68 SQ.M
2) 1.82 X 2.27 = 4.13 SQ.M
3) 2.87 X 2.20 = 6.31 SQ.M
4) 1.67 X 1.00 = 1.67 SQ.M
5) 3.34 X 1.00 = 3.34 SQ.M
6) 1.67 X 1.21 = 2.02 SQ.M
7) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 24.09 SQ.M
346.26 - 24.09 = 322.17 SQ.M

AREA CALCULATION 3RD & 4TH FL.
19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 1.82 X 3.12 = 5.68 SQ.M
2) 1.82 X 2.27 = 4.13 SQ.M
3) 2.87 X 2.20 = 6.31 SQ.M
4) 1.67 X 1.00 = 1.67 SQ.M
5) 3.34 X 1.00 = 3.34 SQ.M
6) 1.67 X 1.21 = 2.02 SQ.M
7) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 24.09 SQ.M
346.26 - 24.09 = 322.17 SQ.M

BEFORE PLOT 11 A AMALGAMATION		
Area	82.14	Area
Area	82.14	Area
Total (PLOT)	154.28	

AREA CALCULATION 2ND FL.
19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 1.82 X 3.12 = 5.68 SQ.M
2) 1.07 X 2.27 = 2.43 SQ.M
3) 1.82 X 2.27 = 4.13 SQ.M
4) 2.87 X 2.20 = 6.31 SQ.M
5) 1.67 X 1.00 = 1.67 SQ.M
6) 3.34 X 1.00 = 3.34 SQ.M
7) 1.67 X 1.21 = 2.02 SQ.M
8) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 27.07 SQ.M
346.26 - 27.07 = 319.19 SQ.M

AREA CALCULATION 2ND FL.
19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 1.82 X 3.12 = 5.68 SQ.M
2) 1.07 X 2.27 = 2.43 SQ.M
3) 1.82 X 2.27 = 4.13 SQ.M
4) 2.87 X 2.20 = 6.31 SQ.M
5) 1.67 X 1.00 = 1.67 SQ.M
6) 3.34 X 1.00 = 3.34 SQ.M
7) 1.67 X 1.21 = 2.02 SQ.M
8) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 27.07 SQ.M
346.26 - 27.07 = 319.19 SQ.M



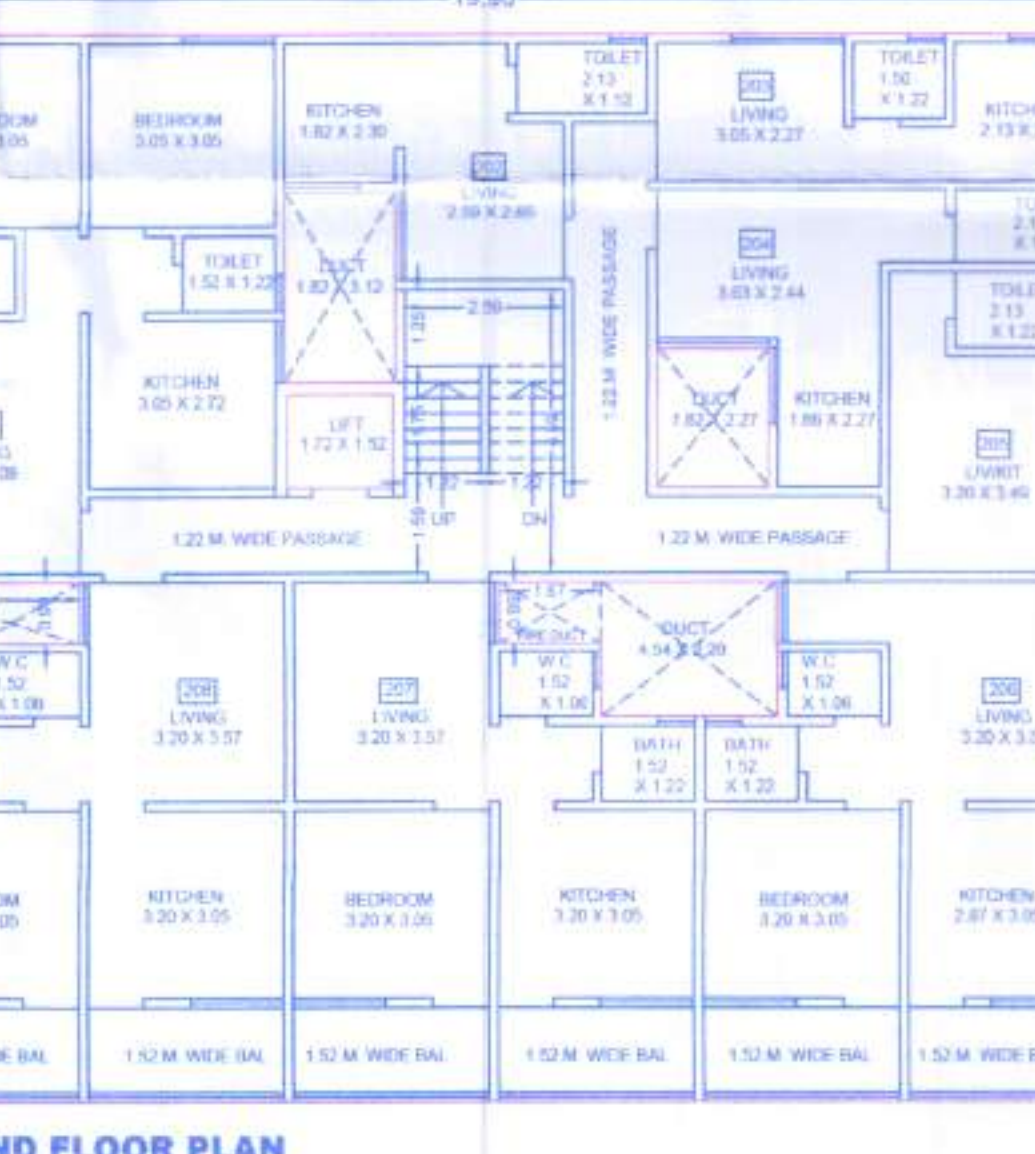
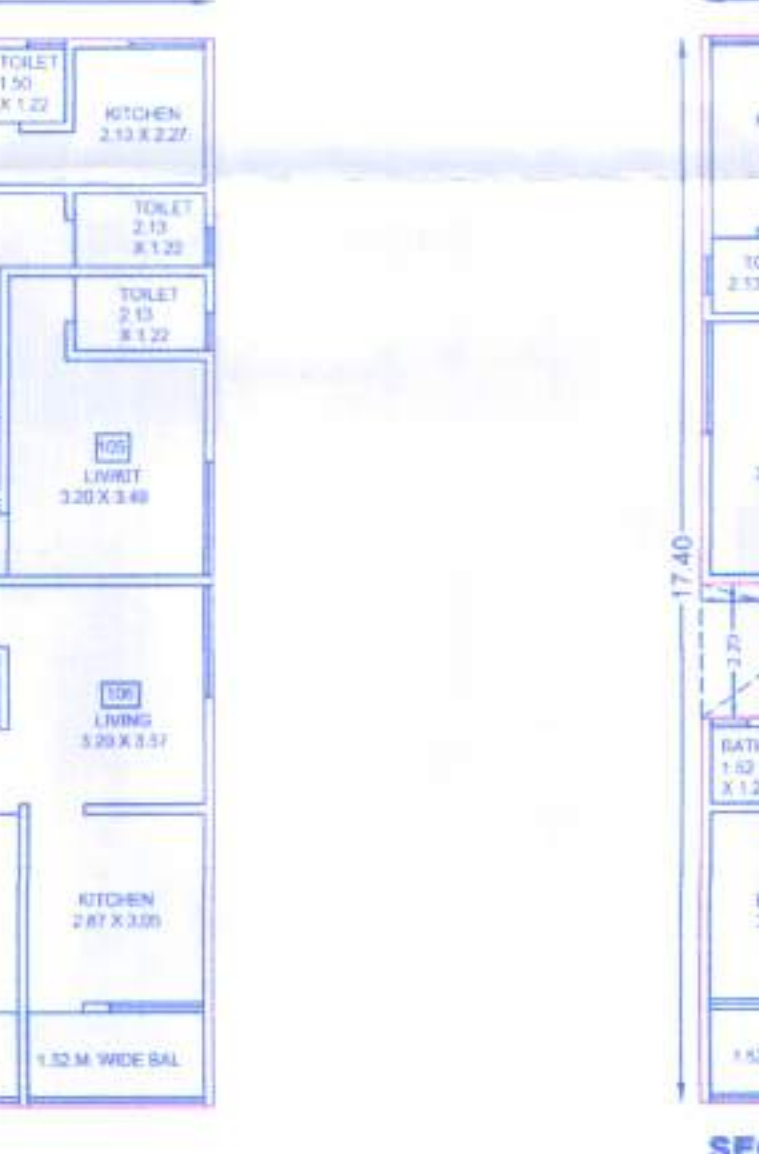
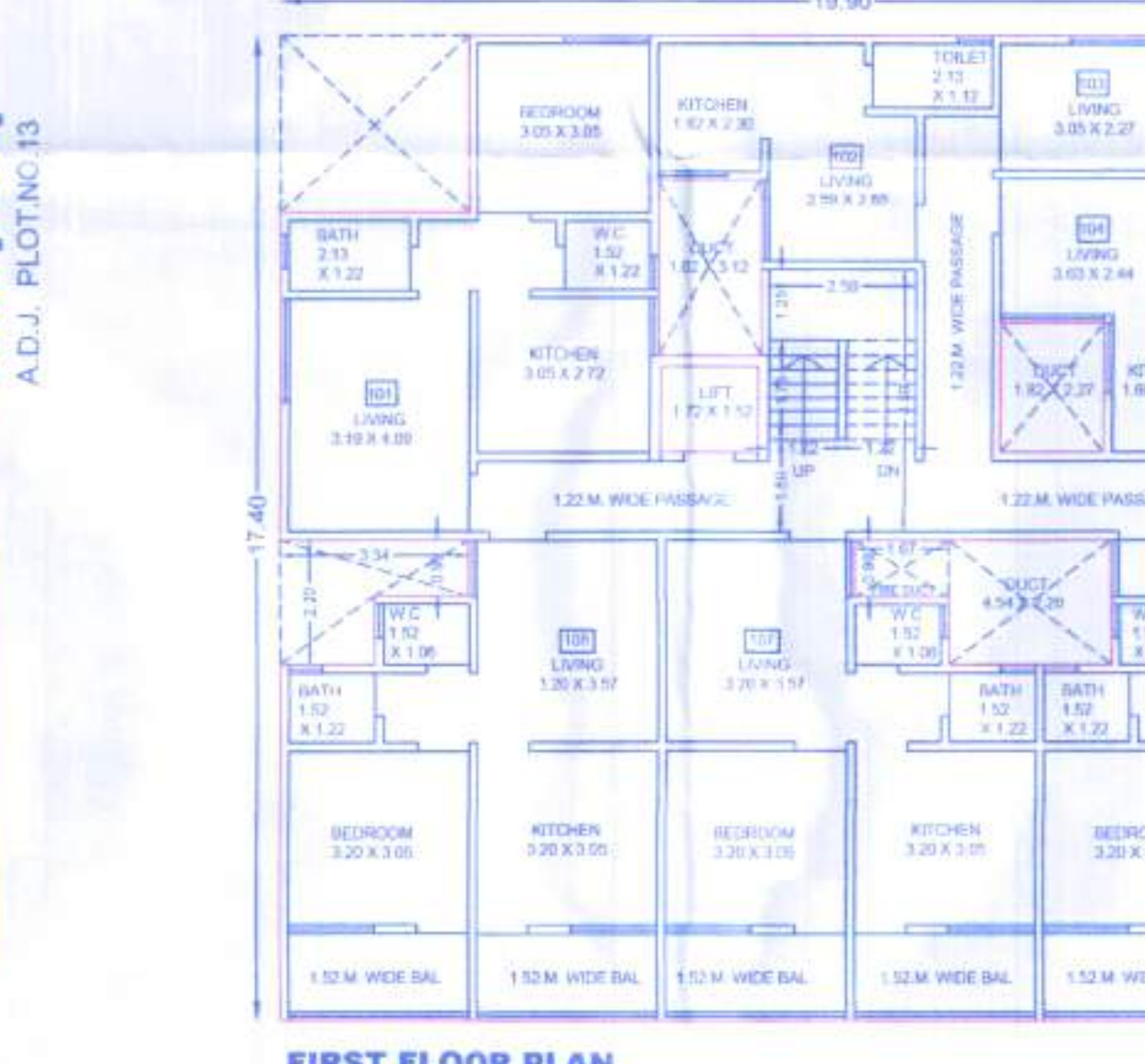
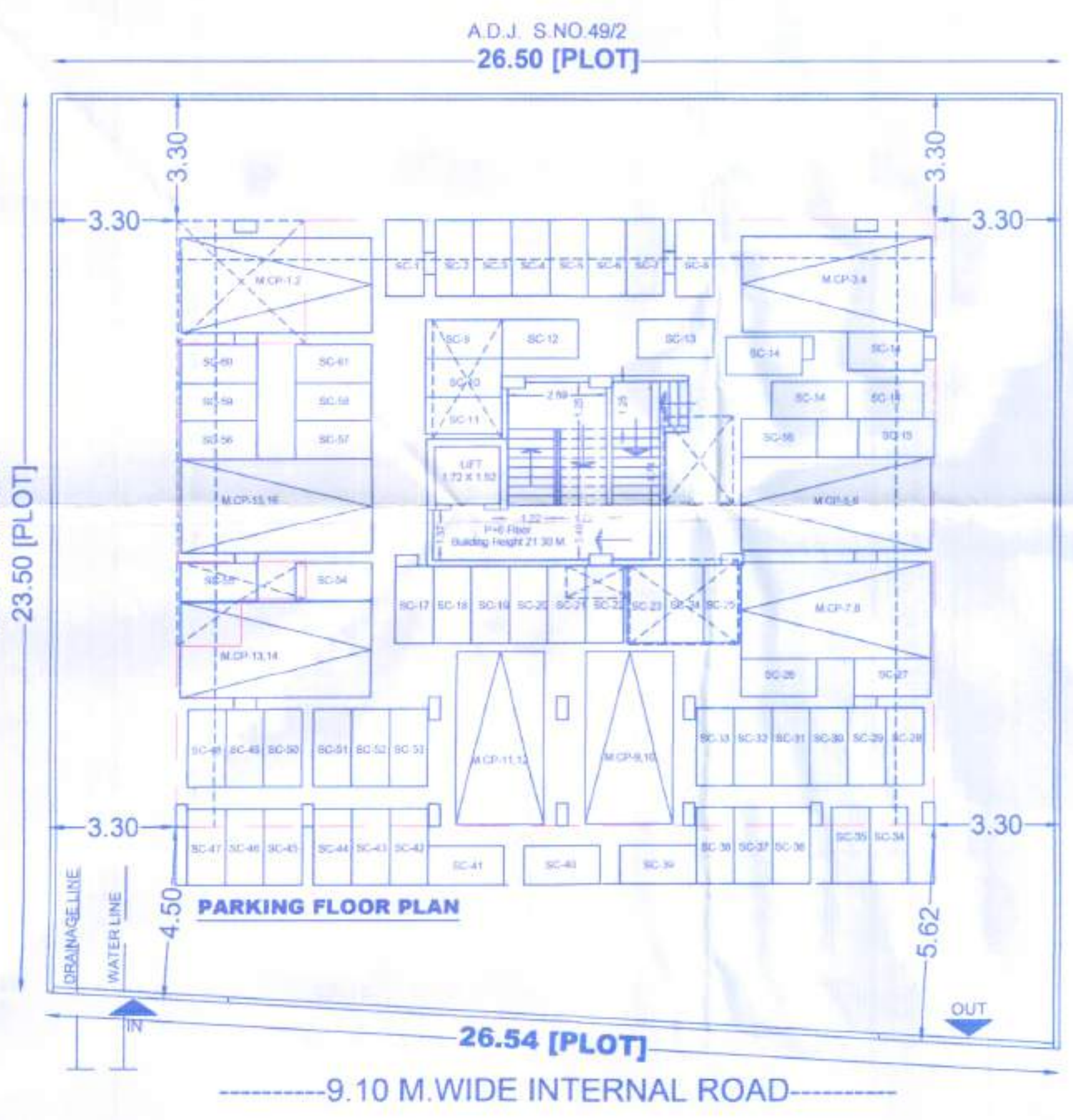
BEFORE PLOT 11 B AMALGAMATION		
Area	82.28	Area
Area	82.28	Area
Total (PLOT)	170.13	

BEFORE PLOT 12 AMALGAMATION		
Area	163.00	Area
Area	163.00	Area
Total (PLOT)	330.95	

STATEMENT NO-03 (SR. NO. 9C) AREA DETAILS OF APARTMENT BUILDING - A				
FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY ATTACHED TO APARTMENT	
1ST FLOOR	101	38.71	-	
	102, 103, 104, 105	15.70	-	
	106, 107, 108	34.55	8.75	
2ND FLOOR	201	48.58	-	
	202, 203, 204, 205	15.70	-	
	206, 207, 208	34.55	8.75	
3RD FLOOR	301	48.71	4.19	
	302	37.00	6.81	
	303, 304, 305	34.55	8.75	
4TH FLOOR	401	48.71	4.19	
	402	37.00	6.81	
	403, 404, 405	34.55	8.75	
5TH FLOOR	501	48.71	4.19	
	502	37.00	6.81	
	503, 504, 505	34.55	8.75	
6TH FLOOR	601	48.71	4.19	
	602	37.00	6.81	
	603, 604, 605	34.55	8.75	
TOTAL		746.83	76.90	

SCHEDULE OF STAIRCASE		
FLOOR	NO.	AREA
GROUND FLOOR	1	13.44 SQ.M
FIRST FLOOR	1	13.44 SQ.M
SECOND FLOOR	1	13.44 SQ.M
THIRD FLOOR	1	13.44 SQ.M
FOURTH FLOOR	1	13.44 SQ.M
FIFTH FLOOR	1	13.44 SQ.M
SIXTH FLOOR	1	13.44 SQ.M

SCHEDULE OF OPENINGS		
DOORS	NAME	SIZE
D1	1.8 X 2.1	
D2	0.9 X 2.1	
D3	0.73 X 2.1	
D4	2.0 X 2.1	
WINDOWS	NAME	SIZE
W1	1.5 X 1.2	
W2	1.2 X 1.6	
W3	1.45 X 1.2	
W4	0.9 X 1.5	
W5	1.6 X 0.75	



STAMP OF APPROVAL 1/1

रजendra निरुद्धा दि. 13/04/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 22/1916/23
Building Inspector Deputy Engineer PM C
(B.P.D. Zone No-1) PM C.



AREA STATEMENT		
NOS.	PARTICULAR	AREA IN SQ.M
1	AREA OF PLOT (MIN. AREA OF a.b.c. TO BE CONSIDERED)	662.00
2	AREA OF THE PLOT (PERMISSIBLE UNIT NO. 12)	662.00
3	AS PER OWNERSHIP DOCUMENT	662.00
4	AS PER MEASUREMENT SHEET	669.33
5	AS PER SITE	662.00
6	DEDUCTION FOR	
7	PROPOSED D.P. RESERVATION / ROAD WIDENING / SHIFTED PLOT BOUNDARY	0.00
8	ANY D.P. RESERVATION AREA - GREEN ZONE	0.00
9	TOTAL (a+b)	662.00
10	AMENITY SPACE (IF APPLICABLE)	0.00
11	REQUIRED -	0.00
12	ADJUSTMENT OF 2 (B) IF ANY -	0.00
13	BALANCE PROPOSED -	0.00
14	NET PLOT AREA (3-4 [C])	662.00
15	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
16	REQUIRED	0.00
17	PROPOSED	0.00
18	INTERNAL ROAD AREA	0.00
19	PLOT AREA (IF APPLICABLE)	0.00
20	B/UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (662.00 X 1.15) = 761.30 SQ.M	728.20
21	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
22	MAX. PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE (662.00 X 0.50) = 331.00 SQ.M	331.00
23	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
24	IN-SITU FSI / TDR LOADING (662.00 X 0.40) = 264.80 SQ.M	264.80
25	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 [A]), IF ANY	-
26	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4 [B] AND / OR [C]], IF ANY	-
27	TDR AREA	-
28	TOTAL IN-SITU / TDR LOADING PROPOSED (1) [A] + [B] + [C]	0.00
29	ADDITIONAL FSI AREA UNDER CHAPTER NO.	0.00
30	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1324.00
31	[9 + 10(B) + 11(D)] OR 12 WHICHEVER IS APPLICABLE.	1324.00
32	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES [1324.00 sq.m X 60% = 794.40 sq.m]	593.00
33	TOTAL PERMISSIBLE ENTITLEMENT (a+b)	1917.00
34	MAXIMUM UTILIZATION LIMIT OF F.S.I. (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 1.6 OR 1.8	0.00
35	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 B)	1917.00
36	PREVIOUSLY APPROVED AREA	0.00
37	TOTAL PROPOSED B/UP AREA (a+b)	1916.37
38	BALANCE FSI	
39	FSI CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1.00
40	AREA FOR INCLUSIVE HOUSING, IF ANY	
41	REQUIRED (20% OF SR. NO. 5)	
42	PROPOSED	

CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS / CITY SURVEY RECORDS	
LEGENDS	SIGN OF ARCHITECT
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	
OWNER'S / P.A.H. SIGN	ARCHITECT'S SIGN
PROJECT	
PROPOSED RESIDENTIAL BUILDING AT S.NO. 49 1/1A+B, PLOT NO. 11+12 KHARADI, PUNE.	
ARCHITECTS / CIVIL ENGINEERS	
RAJENDRA NIKRAD	
Office No. 1, Second Floor Krishna Park, Opp. Hotel Radisson, Hadapsar-Kharadi Bypass, Kharadi, Pune. 411014	
Mo. 9881191825	
Email: rajendranikrad1@gmail.com	
SCALE	DESIGN BY
1:1000	MAHESH
DATE	CHECK BY
15-04-2023	RAJENDRA SIR