

S.NO. 56 (P) 23.675

S.NO. 56 (P)

60.511

WING A
B2+B1+G./P+6 FLR.
HEIGHT- 21.10MU.G.W.T.
AT BASEMENT-2

24.0 M. D.P. ROAD WIDENING LINE

24.608
24.00 M WIDE D.P. ROAD

LAYOUT PLAN

23.675

PLOT AREA KEY PLAN

SCALE:1:200

PLOT AREA CALCULATION				
1)	0.50	x	22.340	= 11.170
2)	0.50	x	4.035	= 2.018
TOTAL				13.188

SCALE:1:200

PROPOSED 24.00 M. D.P. ROAD WIDENING AREA KEY PLAN

PROPOSED 24.00 M. D.P. ROAD WIDENING AREA CALCULATION				
a)	0.50	x	3.7985	= 1.899
b)	4.657	x	32.426	= 151.94
TOTAL				153.84

ROAD WIDENING AREA KEY PLAN

SCALE:1:200

ROAD WIDENING AREA CALCULATION				
a)	0.50	x	3.596	= 1.798
b)	0.50	x	3.778	= 1.889
c)	0.50	x	3.1545	= 1.577
TOTAL				5.264

'P' LINE AREA STATEMENT WING A

FLOOR	COMM.	RESI.	TOTAL	TENEMENT
GROUND FLOOR	181.17	---	181.17	---
FIRST FLOOR	180.49	318.20	498.69	4
SECOND FLOOR	---	509.32	509.32	6
THIRD FLOOR	---	509.32	509.32	6
FOURTH FLOOR	---	509.32	509.32	6
FIFTH FLOOR	---	509.32	509.32	6
SIXTH FLOOR	---	99.14	99.14	1
LIFT	---	4.80	4.80	---
L.M.R.	---	9.00	9.00	---
TOTAL	361.66	2,468.42	2,830.08	29

PARKING STATEMENT

TYPE OF TENEMENT	CAR		SCOOTER	
	CAR	SCOOTER	CAR	SCOOTER
SHOPS HAVING BUILT-UP AREA 100 SQ.M. (PROPOSED 361.66 SQ.M.)	02	06	07	22
TENEMENT HAVING CARPET AREA 40-60 SQ.M. (PROPOSED 29 TENEMENTS)	01	02	15	29
TOTAL RESIDENTIAL PARKING	15		29	
VISITOR PARKING 5%	01		01	
TOTAL COMMERCIAL PARKING	07		22	
TOTAL PARKING REQUIRED	23		52	
PROPOSED PARKING	43		73	

WATER STATEMENT

COMMERCIAL

361.66/3 = 120.55 SAY 121 PERSONS X 45.00 LITERS.
= 5,445.00 LTRS.

RESIDENTIAL

NO. OF FLAT = 29 NO.

NO. OF PERSONS = 5 NO.

29 NO X 5 NO X 135.00 LTRS. = 3,915.00 LTRS.

TOTAL (5,445.00 + 3,915.00) = 9,360.00 LTRS.

SAY = 26,000.00 LTRS.

+ FIRE FIGHTING = 20,000.00 LTRS.

TOTAL = 46,000.00 LTRS.

OVER HEAD WATER TANK CAPACITY = 46,000.00 LTRS.

UNDER GROUND

26,000.00 X 1.5 TIMES = 39,000.00 LTRS.

+ FIRE FIGHTING = 50,000.00 LTRS.

TOTAL = 89,000.00 LTRS.

TENEMENT STATEMENT

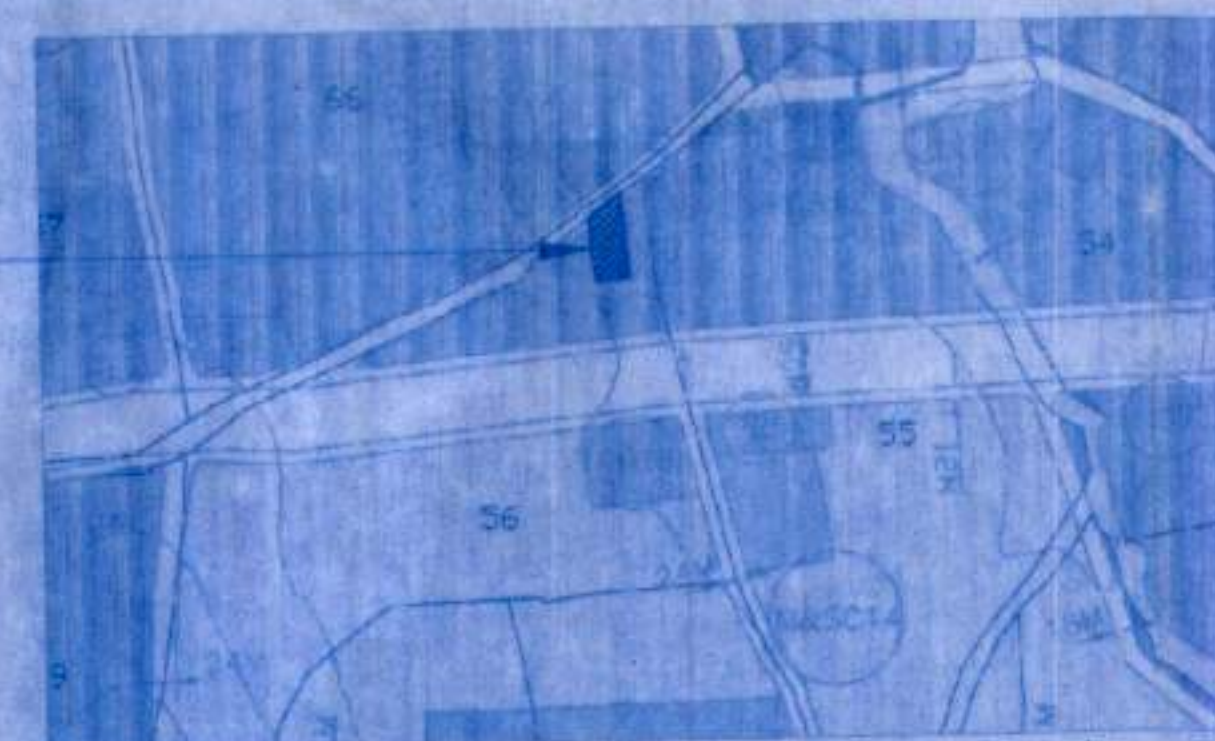
FLOOR	40 TO 80 SQ.M.
FIRST FLOOR	4
SECOND FLOOR	6
THIRD FLOOR	6
FOURTH FLOOR	6
FIFTH FLOOR	6
SIXTH FLOOR	1
TOTAL	29

LIFT AREA CALCULATION:
L) 1.910 X 2.520 X 1 = 4.80 SQ.M.LIFT M. ROOM AREA CALCULATION:
1) 3.000 X 3.000 X 1 = 9.00 SQ.M.

AREA STATEMENT

BLDG./ WING	NO. OF BLDG.	NO. OF FLOOR	HT. OF BLDG.	TOTAL TENEMENT	TOTAL F.S.I.
WING A	1 NO.	B2+B1+G./P+6 FLR.	21.10M	29	2,830.08

PROPOSED SITE



LOCATION PLAN

STAMP OF APPROVAL

WING A

01/05

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0304/23

Building Inspector (Hr.Engg./Sect. Engg.)
Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.



AREA STATEMENT:

	SQ.M.
1) AREA OF PLOT (Minimum area of a.b.c. to be considered)	1,300.00
a) As per ownership document (7/12, CTS extract)	1,300.00
b) As per measurement sheet	1,300.00
c) As per gha	1,300.00
2) Deductions for	
a) Road widening area	139.25
b) Proposed 24.0 M. D.P. Road widening area	137.06
c) Any D.P. Reservation area	0.00
d) Nala Area	0.00
(Total a+b+c+d)	276.31
3) Balance area of plot (1-2)	1,023.69
4) Amenity Space (if applicable)	0.00
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))	1,023.69
6) Recreational Open space (3-4(c))	0.00
a) Required	0.00
b) Proposed	0.00
7) Internal road area	0.00
8) Plottable area (if applicable)	0.00
9) a) Built up area with reference to basic F.S.I. as per front road width (sr.no. 8x basic FSI) (900.00-242.32 = 657.68 x 1.10 = 723.45)	723.45
b) Built up area with reference to basic F.S.I. as per front road width (sr.no. 6x basic FSI) (400.00 x 0.75 x 1.10 = 330.00)	330.00
Total Permissible basic FSI 9x+9b	1,053.45
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI based on road width	
b) Proposed F.S.I. on payment of premium (900.00 X 0.50 = 450.00) (400.00X0.50X0.75 = 150.00)(450.00+150.00=600.00)	229.87
11) In-situ FSI/TDR loading	
a) In-situ area against D.P. road (2Xsr.no.2(b)), if any 242.32 X 2=484.64	484.64
b) In-situ area against Reservation if handed over (2.00 or 1.00 X sr.no.4(b) and/or c)	
c) TDR area (900.00 X 1.10 = 1035.00 - 484.64 = 550.36)(400.00 X 1.10 X 0.50 = 220.00)(550.36 + 220.00 = 770.36) 770.36X30% = 231.11 (Slum TDR area 30%) 770.36-231.11=539.25 Regular TDR area (548.25+234.11=782.36) (346.50 X 70% = 242.55 Regular TDR) (346.50 X 30% = 103.95 Slum TDR)	6.00
d) Nala area	0.00
e) Total in-situ/TDR loading proposed (11(a)+(b)+(c)+(d))	484.64
12) Additional FSI area under Chapter No.7	0.00
a) If Additional FSI in the proposal	0.00
b) Incentive FSI 7% of basic FSI	0.06
13) Total entitlement of FSI in the proposal	
a) (8+10(b)+11(a)) or 12 whichever is applicable (1053.45+229.87+484.64=1,768.96)	1,767.96
b) Ancillary Area FSI upto 80% + 80% with payment of charges (361.66 / 1.80 = 200.92 x 80% = 160.74) (1,767.96 - 200.92 = 1,567.04 X 0.80% = 949.22) (160.74 + 949.22 = 1,109.96)	1,109.96
c) Total entitlement(a+b+c)	2,868.92
14) Maximum utilization of FSI Permissible as per road width (as per regulation no.15.4) (sr.no. 6x 2.50)	
15) Total Built-up Area in proposal (excluding area at sr.no.17 b)	
a) Proposed Built-up Area (as per 'P'-line)	2,830.08

1) This drawing is based on information/document provided by owner/P.A.H.
2) This drawing is copyright of PARVEZ JAMADAR AND ASSOCIATES & This drawing should not be copied or used without prior permission of architect (PARVEZ JAMADAR AND ASSOCIATES)

LEGEND

- a) PLOT BOUNDARY SHOWN IN BLACK
- b) PROPOSED WORK SHOWN IN RED
- c) DRAINAGE LINE SHOWN IN RED DOTTED
- d) WATER LINE SHOWN IN BLACK DOTTED
- e) EXISTING WORK SHOWN IN BLUE HATCHED
- f) AMENITY SPACE IN PINK HATCHED & G/S GREEN HATCHED
- g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE--- AND THE SURVEYWORK OF AREA ETC OF PLOT SHOWN ON PLAN WAS AS REQUIRED ON SITE AND THE AREA SO INCORPORATED ON PLAN WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORD / LAND RECORDS OF THE SURVEY RECORDS

PROJECT

OWNERS NAME & ADDRESS

REVISED & PROPOSED RESIDENTIAL + COMMERCIAL
BUILDING AT S.NO. 56/13/1/2(P), 56/4/1/2(P) AT
KONDHWA BK, TAL-HAVELI, DIST- PUNE.

FOR : MAHERUN CHAND PANSARE, ABDUL RAHEMAN
CHAND PANSARE & NISAR CHAND PANSARE
Mr. HARUN CHAND PANSARE
THROUGH M/S. DAKSH CONSTRUCTION
THROUGH
MR. PARVEZ MAHEBOOB JAMADAR (PAH)

SCALE: 1:100
DATE: 14-04-2023
APPROVED BY: PARVEZ J.
DRAWN BY: NURHAN

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