Revised 01/07/2017

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. 0925/17

Building Inspector Dy. Engineer
Jr. Engg. (Sec. Engg.)
Building Permission Dept
Zone - / P.M.C.

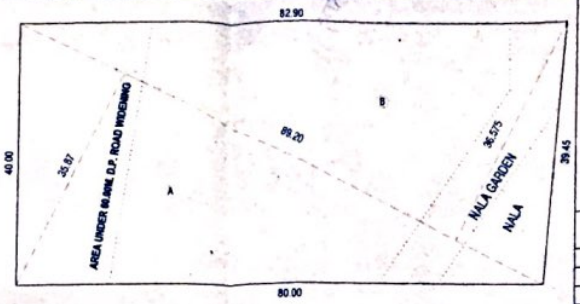
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

1/1

F.S.I. STATEMENT (SQ.M.)

FLOOR	B-UP AREA IN SQ.M.	BALCONY PERMI.	BALCONY PROP.	STAIR CASE AREA	FIRE STAIR CASE	PASSAGE AREA	TERRACE AREA	TENEMENT NO.	LIFT & LIFT MACHINE RM.	BUILDING HI.	TOTAL PROP FSI
GROUND FLOOR	171.71	---	---	---	---	---	---	---			
FIRST FLOOR	---	250.54	42.50	8.50	10.38	36.37	50.15	6			
SECOND FLOOR	---	250.54	42.50	8.50	10.38	36.37	45.40	6			
THIRD FLOOR	---	250.54	42.50	8.50	10.38	36.37	50.15	6			
FOURTH FLOOR	---	250.54	42.50	8.50	10.38	36.37	45.40	6			
FIFTH FLOOR	---	250.54	42.50	8.50	10.38	36.37	50.15	6	7.20 + 21.21	33.15M.	2852.40
SIXTH FLOOR	---	296.41	42.50	---	10.38	---	45.40	5			
SEVENTH FLOOR	---	295.41	42.50	---	10.38	---	50.15	6			
EIGHTH FLOOR	---	246.35	34.28	---	10.38	---	35.86	5			
NINTH FLOOR	---	295.41	42.50	---	10.38	---	50.15	6			
TENTH FLOOR	---	295.41	42.50	---	10.38	---	45.40	6			
	171.71	2680.69									
TOTAL	2852.40		427.86	416.78	42.50	103.80	181.85	468.01	59 NOS.	28.41	33.15M.	2852.40

2852.40 × 15% = 427.86



PLOT AREA CALCULATION-
A.) 0.50 X 89.20 X 35.87 X 1 = 1599.80 SQ.M.
B.) 0.50 X 89.20 X 36.575 X 1 = 1631.24 SQ.M.
TOTAL = 3231.04 SQ.M.

NET PLOT AREA = 1994.72 SQ.M.
TOTAL PLOT AREA = 3231.04 SQ.M.
PLOT AREA AS PER -7/12 = 4300.00 SQ.M.

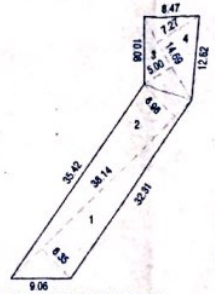
SPECIFICATION :-
R.C.C. FRAMED STRUCTURE
0.15 M THK. BK WORK INT & EXT.
M.M. TILES FOR FLOORING
INT. PLASTER NEERU FINISHED.
EXT. PLASTER SAND FINISHED.
M.S. FRAMED DOORS & WINDOWS
P.V.C. PIPE WIRING.

TENAMENTS STATEMENT =
PERMISSIBLE AREA = 2853.48-171.71 = 2681.77 SQ.M.
TENEMENTS PERMISSIBLE = 250 x 2681.77 / 10000
TENEMENTS PERMISSIBLE = 67.04 SAY 67 Nos.
TENEMENTS PROPOSED = 59 No.s

GROUND COVERAGE AREA
NET PLOT AREA - 1968.72 sq.m.
NET PLOT AREA - 1968.72 20% = 391.74
PERMISSIBLE COVERAGE = 391.74 SQ.M.
G.COVE. = B.UP AREA OF SIXTH FL + TERRACE (FIRST + SECOND FL.)
= 295.41 + 50.15 + 45.40 + = 390.96 SQ.M.
PROPOSED COVERAGE = 390.96 SQ.M.

SANITARY REQUIREMENT :-
OCCUPATION LOAD = 171.71 / 3
OCCUPATION LOAD = 57.24 SAY 57 PERSONS
FOR 25 PERSONS = 1 TOILET
FOR 10 PERSONS = 57/25 = 2.28
= SAY 02 TOILET.
REQUIRED TOILETS = 02 NOS.
PROPOSED TOILETS = 03 NOS.

NALA AREA CALCULATION-
1.) 0.50 X 32.31 X 13.225 X 1 = 213.65 SQ.M.
TOTAL = 213.65 SQ.M.



NALA GARDEN AREA CALCULATION-
1.) 0.50 X 38.14 X 6.35 X 1 = 121.09 SQ.M.
2.) 0.50 X 38.14 X 6.96 X 1 = 132.73 SQ.M.
3.) 0.50 X 14.69 X 5.00 X 1 = 36.73 SQ.M.
4.) 0.50 X 14.69 X 7.27 X 1 = 53.40 SQ.M.
TOTAL = 343.95 SQ.M.

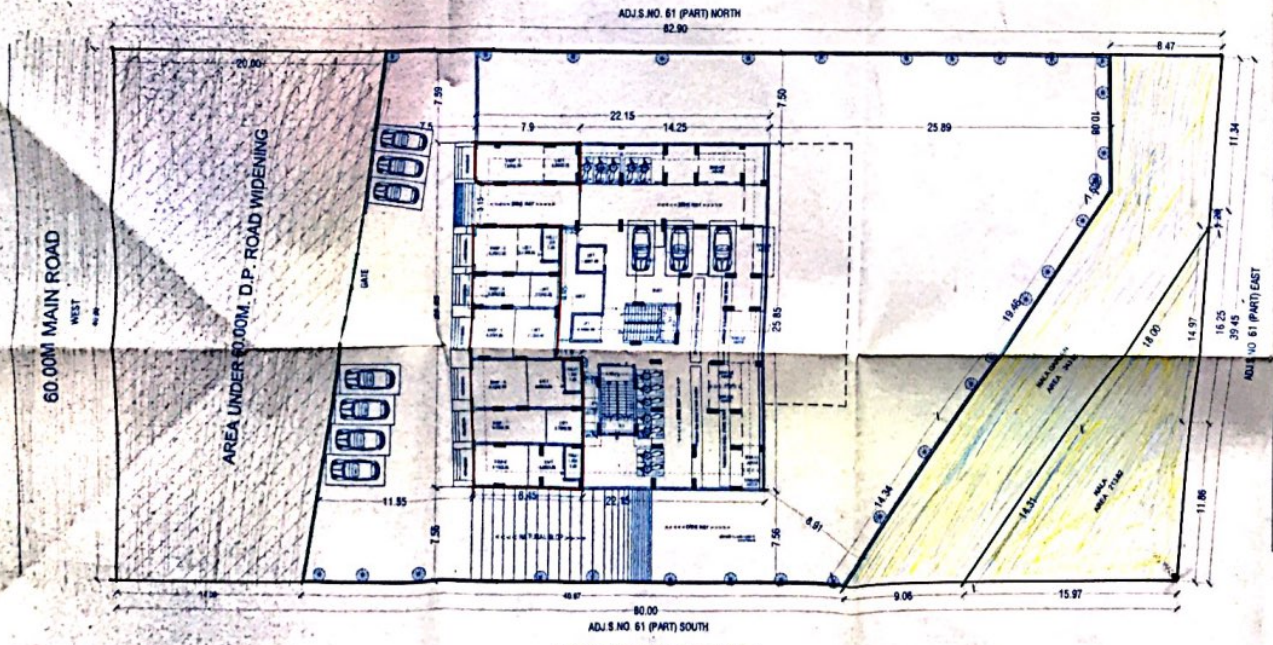
ROAD WIDENING AREA CALCULATION-
1.) 0.50 X 44.69 X 17.89 X 1 = 399.75 SQ.M.
2.) 0.50 X 44.69 X 12.485 X 1 = 278.97 SQ.M.
TOTAL = 678.72 SQ.M.

AREA CALCULATION

	Sqm.
PLOT AREA AS PER 7/12	4300.00
1) PLOT AREA AS PER DEMARCATION	3231.04
2) MINIMUM PLOT AREA	3231.04
3) AREA UNDER 60.00M. D.P. ROAD	678.72
4) ANY RESERVATION	557.60
5) NET GROSS AREA OF PLOT	1994.72
6) DEDUCATION -	----
2) AMINITY AREA 0.15%	----
3) OPEN SPACE AREA 0.10%	----
4) 9.00 M. INTERNAL FOR 9.00 M. WIDE ROAD	----
5) M.S.E.B. TRANSFORMER	36.00
5) NET AREA OF PLOT	1958.72
6) ADDITION FOR F.S.I	----
A) OPEN SPACE AREA 0.10%	----
B) M.S.E.B. TRANSFORMER	36.00
C) D.P. ROAD WIDENING AREA	----
7) TOTAL AREA OF PLOT	1994.72
8) RESIDENTIAL F.S.I FLOOR SPACE PERMISSIBLE 0.75%	1496.04
9) ROAD ADD 678.72 X 2 =	1357.44
10) TOTAL F.S.I.	2853.48
9) PROPOSED COMMERCIAL	171.71
10) PROPOSED RESIDENTIAL	2680.69
11) EXI. BALCONY	---
12) TOTAL PROPOSED AREA	2852.40
13) PERMISSIBLE COVERAGE 50 %	391.74
14) PROPOSED COVERAGE	390.96
15) PERMISSIBL TENAMENT	67 nos.
16) PROPOSED TENAMENT	59 nos.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED BY ME ON---------- AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MESURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCEME DEPTT./CITY SURVEY RECORDS. SIGNATURE OF LICENSED ARCHITECT

LEGEND
PLOT BOUNDRY BLACK
WATER LINE BLACK DOTTED
DRAINAGE RED DOTTED
PROPOSED WORK SHOW PINK
EXISTING TO BE RETAINED HATCHED
EXISTING TO BE DEMOLISHED YELLOW
TREE SHOW GREEN STAR



GROUND/PARKING FLOOR PLAN

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 80.00 SQ.M. 2 TENA.	02	04	02
UPTO 40.00 SQ.M.IN BELOW 2 TENA.	01	04	04
COMMERCIAL 100.00 SQ.M.	03	09	03

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 80.00 SQ.M. 19 TENA.	19	38	19
UPTO 40.00 SQ.M.IN BELOW 40 TENA.	20	80	80
COMMERCIAL CARPET AREA 146.95 SQ.M.	04	13	04
TOTAL 59 TENA.	43	131	103

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	43 NOS. X 12.50 SQ.M.	537.50
SCOOTER	131 NOS. X 2.00 SQ.M.	262.00
CYCLE	103 NOS. X 1.40 SQ.M.	144.20
TOTAL		943.70

SITE ADD :-
PROPOSED DISCRIPTION PROPRTY AT
S.NO.61/1B/1A,61/1A/6.61/1A
AT. KATRAJ TAL. HAVELI, DIST. PUNE.

OWNER NAME =
D S DHONE BUILDERS C/O.
MR. RAMESH DATTATRAY DHONE

SCALE	JOB NO	DATE	DRAWN BY	CHK. BY
1:200	LAYOUT	07.06.17	Sanjeev	V.M.D.

N

VIKAS M. DHERE
ENGINEERS
SHOP NO 28, SARASWATI COMPLEX,
BIBAVEWADI, PUNE-37.
L.NO. -427
PH. 2 426 38 33.
SIGN.

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