F.S.I & NON F.S.I STATEMENT - (FOR E.C)

WING	NO. OF FLOOR	WING HEIGHT	TOTAL F.S.I. AREA: TOTAL TENEMENT	TOTAL F.S.I. AREA: TOTAL B/UP AREA	NON F.S.I. AREA: GROUND PARKING AREA	1ST FL. PARKING AREA	2ND FL. PARKING AREA	3ND FL. PARKING AREA	4ND FL. PARKING AREA	5TH FL. PARKING AREA	O.H.W.T AREA	TOP TERRACE AREA	REFUGE AREA	JOGGING TRACK AREA	TOTAL CONSTRUCTION AREA	SERVICES AREA (STP, U.G.W.T., TRANSFORMER, OWC.)	CLUB HOUSE AREA
WING - A	GP.(shop)+P1.(shop)+P2+P3+P4+P5 FLOORS	19.50 M.	0	727.22	926.25	1075.00	1335.15	1335.15	1335.15	1335.15	65.93	488.91	160.00	790.00	8846.69	1800.00	98.00
WING - B	GP+P1+P2+P3+P4+P5 +6TH TO 20 FLOORS	64.80 M.	96	10,403.74	926.25	1075.00	1335.15	1335.15	1335.15	1335.15	65.93	469.25	160.00	790.00	8827.03		
TOTAL			96	11,130.96	1852.50	2150.00	2670.30	2670.30	2670.30	2670.30	131.86	958.16	320.00	1580.00	17,673.72		
Inclusive Housing	P+4TH FLOORS	14.40 M.	16	928.60	250.85	----	----	----	----	----	30.50	211.55	----	----	492.90	----	----
TOTAL AREA			112	12,059.56	18,166.62 SQ.M.											1898.00	

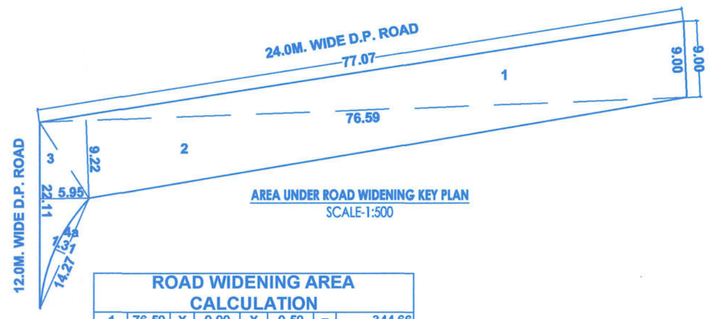
TOTAL F.S.I.+NON F.S.I. = 12,059.56 + 20,064.62 (18,166.62 + 1898.00) = 32,124.18 SQ.M.

F.S.I STATEMENT :- FOR WING 'A' & 'B'

TOWER	FLOOR	F.S.I AREA: COMM. AREA	F.S.I AREA: RESI. AREA	TOTAL AREA	TENE.
WING - A	GP.(shop)+P1.(shop)+P2+P3+P4+P5 FLOORS	727.22	0.00	727.22	0
WING - B	GP+P1+P2+P3+P4+P5 +6TH TO 20 FLOORS	0.00	10,403.74	10,403.74	96
TOTAL AREA		727.22	10,403.74	11,130.96	96
GRAND TOTAL AREA = 11,130.96 SQ.M.		11,130.96		11,130.96	

WATER REQUIREMENT CALCULATION

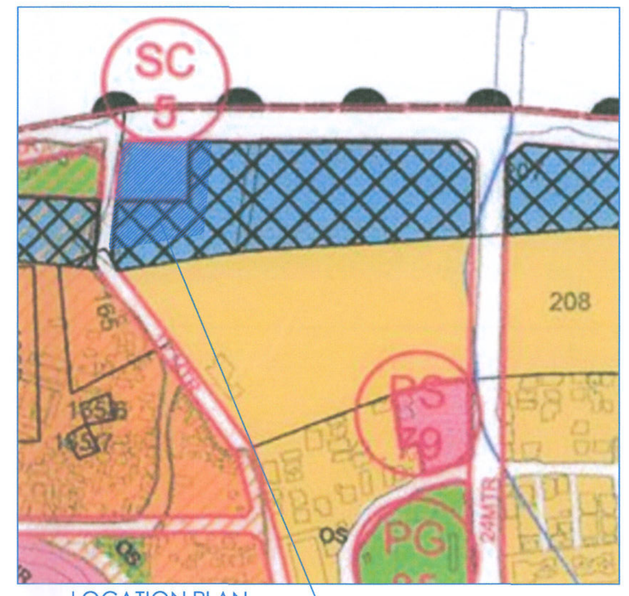
BLDG.	O / H TANK: DOMESTIC TANK	O / H TANK: FIRE TANK	U / G TANK: DOMESTIC TANK	U / G TANK: FIRE TANK	TOTAL
(WING - A)	9,810.00 LITS.	20,000.00 LITS.	14,715.00 LTRS.	50,000.00 LTRS.	94,525.00 LITS.
(WING - B)	64,800.00 LITS.	20,000.00 LITS.	97,200.00 LTRS.	2,00,000.00 LTRS.	3,82,000.00 LITS.
(MHADA)	10,800.00 LITS.	-----	16,200.00 LTRS.	-----	27,000.00 LTRS.
TOTAL	85,410.00 LTRS.	40,000.00 LTS.	1,28,115.00 LTRS.	2,50,000.00 LTRS.	5,03,525.00 LITS.
TOTAL	1,25,410.00 LTRS.		3,78,115.00 LTRS.		5,03,525.00 LTRS.



AREA UNDER ROAD WIDENING KEY PLAN
SCALE-1:500

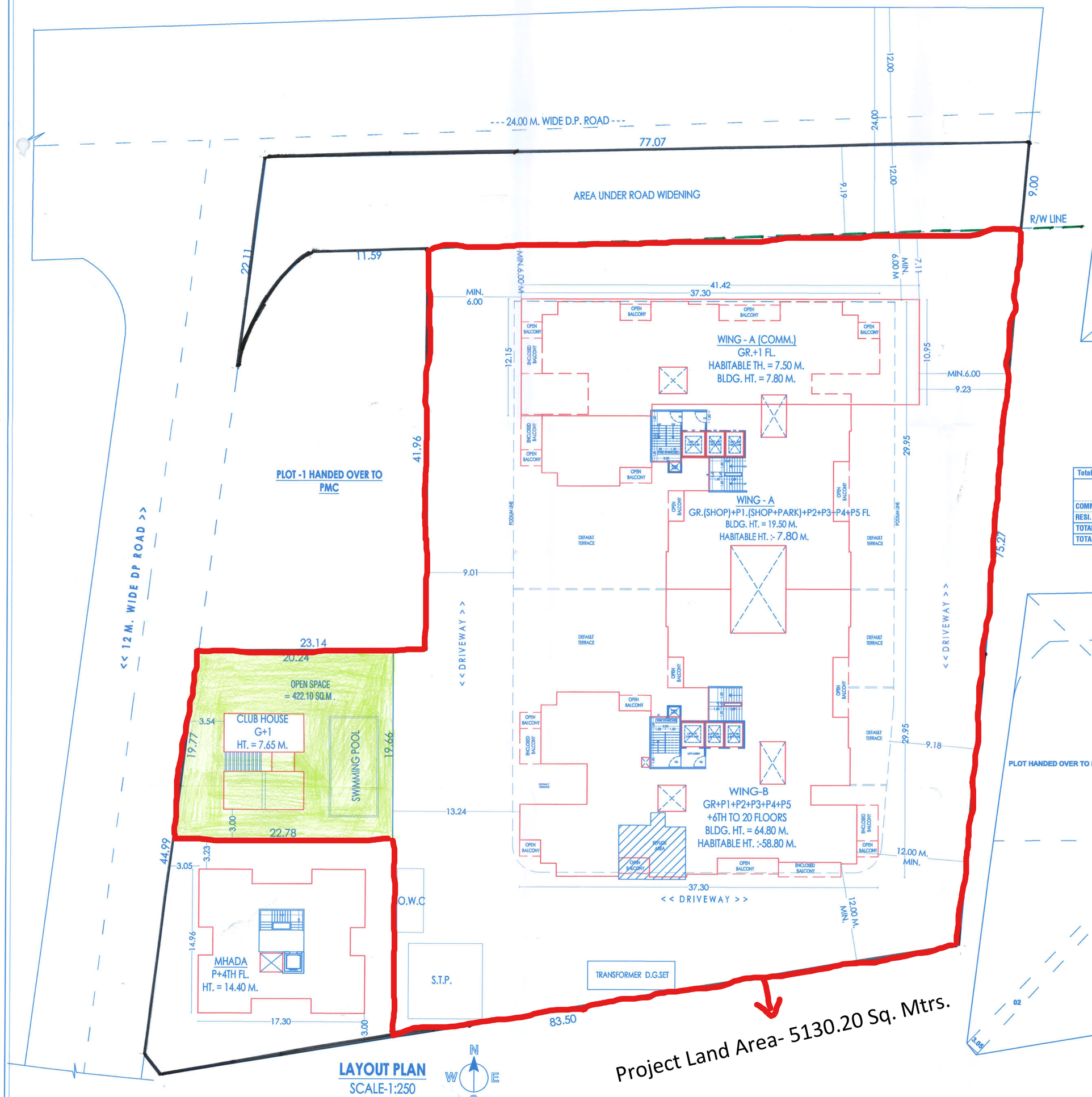
ROAD WIDENING AREA CALCULATION

1	76.59	X	9.00	X	0.50	=	344.66
2	76.59	X	9.22	X	0.50	=	353.08
3	22.11	X	5.95	X	0.50	=	65.78
						=	763.52
DEDUCTION							
4 a	14.27	X	1.31	X	0.67	=	12.52
TOTAL						=	751.00

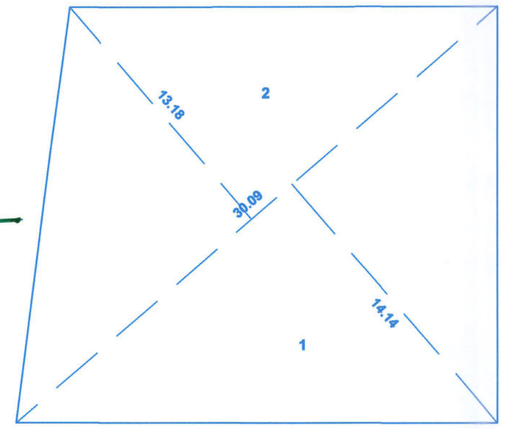


LOCATION PLAN
Scale :- N.T.S

PROPOSED SITE



LAYOUT PLAN
SCALE-1:250



OPEN SPACE AREA KEY PLAN
SCALE-1:500

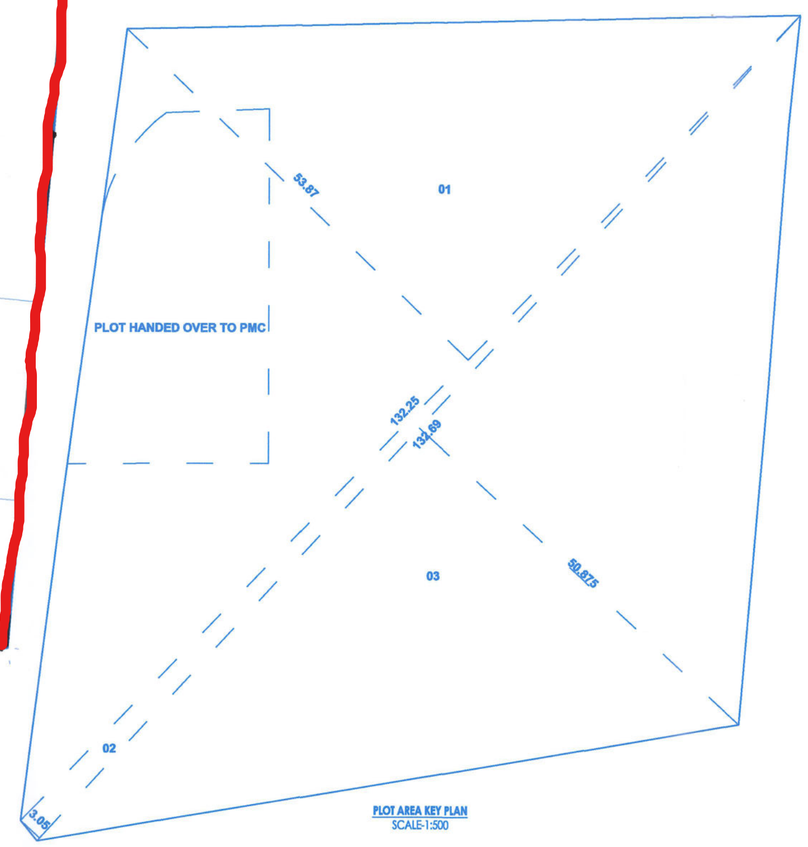
OPEN SPACE AREA CALCULATION

STANDARD ADDITIONS :-

01. 1/2 X 30.90 X 13.18 =		203.64 SQ.M
02. 1/2 X 30.90 X 14.14 =		218.46 SQ.M
TOTAL	=	422.10 SQ.M

Total Built-up Area In Proposal

	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
COMM. FSI	404.01	80% = 323.21	323.21	727.22
RESI. FSI	6502.34	60% = 3901.40	3901.40	10,403.74
TOTAL	6,906.35	4,224.61	4,224.61	11,130.96
TOTAL PROPOSED B/UP AREA	= 11,130.96 SQ.M			



PLOT AREA KEY PLAN
SCALE-1:500

PLOT AREA CALCULATION

STANDARD ADDITIONS :-

01. 1/2 X 53.87 X 130.25 =		3508.28 SQ.M
02. 1/2 X 3.05 X 130.69 =		199.30 SQ.M
03. 1/2 X 50.875 X 130.69 =		3324.42 SQ.M
TOTAL	=	7032.00 SQ.M

F.S.I. STATEMENT WING - A + B + (INCLUSIVE HOUSING)

FLOOR	WING - A: COMM. B/UP AREA (a)	WING - A: RESI. B/UP AREA (b)	WING - B: COMM. B/UP AREA	WING - B: RESI. B/UP AREA (d)	Inclusive Housing (d)
GR./ PARKING	469.93	------	------	------	------
1st Floor	257.29	------	------	------	232.15
2nd Floor	PARKING				232.15
3rd Floor					232.15
4th Floor					232.15
5th Floor					------
6th Floor	-----	-----	-----	737.76	------
7th (RF)Floor	-----	-----	-----	699.78	------
8th Floor	-----	-----	-----	737.76	------
9th Floor	-----	-----	-----	737.76	------
10th Floor	-----	-----	-----	737.76	------
11th Floor	-----	-----	-----	737.76	------
12th (RF) Floor	-----	-----	-----	699.78	------
13th Floor	-----	-----	-----	737.76	------
14th Floor	-----	-----	-----	737.76	------
15th Floor	-----	-----	-----	737.76	------
16th Floor	-----	-----	-----	737.76	------
17th (RF) Floor	-----	-----	-----	699.78	------
18th Floor	-----	-----	-----	737.76	------
19th Floor	-----	-----	-----	737.76	------
20th Floor	-----	-----	-----	189.04	------
TOTAL	727.22	-----	-----	10403.74	928.60
TOTAL B/UP	727.22		10403.74		928.60
	11,130.96				928.60
TENEMENT	00		96		16
HEIGHT	19.50 M.		64.80 M.		14.40 M.

PARKING AREA STATEMENT

RESIDENTIALPARKING	NO. TEN.	PARKING REQ. CAR	PARKING REQ. SC	PARKING PRO. CAR	PARKING PRO. SC
2 TEN. HAVING CARPET AREA 40.00 to 80.00 SQ.M. (1:2)	56	28	56	28	56
1 TEN. HAVING CARPET AREA 40.00 to 80.00 SQ.M. (1:1)	40	40	40	40	40
REQUIRED TOTAL AREA STATEMENT					
TOTAL	96	68	96	68	96
5 % VISITORS PARKING		3	5	3	5
TOTAL PARKING		71	101	71	101
TOTAL PARKING		71	101	71	101
LARGE CAR AREA	12.5	X	71	=	892.5
SMALL CAR AREA					
SCOOTER AREA	2.00	X	101	=	201.6
TOTAL					1094.10
REQUIRED PARKING AREA STATEMENT = 1094.10					
PROVIDED PARKING AREA STATEMENT =1094.10					

STAMP OF APPROVAL

01 / 05

B.P. LAYOUT

दि.06-05-2024

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0368/24

Building Permission Officer (B.P./D.P. Zone-5) P.M.C.
Deputy Municipal Commissioner P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT

		SQ.M
01	AREA OF PLOT	
	(Minium area of a,b,c to be considered)	7032.00
	a) As per ownership documents (7/12 , CTS extract)	7032.00
	b) As per measurement sheet	7032.00
	c) As per site	
02	DEDUCTION FOR	
	a) Proposed 24.00 M. D.P Road widening area/Service Road/Highway Widening (Mtr wide)	751.00
	b) Any D.P. Reservation Area (Shopping center)	2060.00
	c) Total (a+b)	2811.00
03	Gross Area Of Plot { 1 - 2 }	4,221.00
04	Amenity Space (If applicable)	
	a) Required 10% As per layout	-----
	b) Proposed	-----
	c) Balance proposed	-----
05	Net Area Of Plot (03-04c)	4,221.00
06	Recreational Open Space 10% @ S.no. 5 (if applicable)	
	a) Required :	422.10
	b) Proposed -	422.10
07	Internal Road Area	------
08	Plotable area (if applicable)	4,221.00
8a	Net Plot Area { 4221.00 + 2060.00 }	6,281.00
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 8a X 1.10 }	6,909.10
10	Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.1	
	a) Max. Permi. Premium FSI-Based On Road Width/TOD Zone.	-----
	b) Proposed FSI On Payment Of Premium	3516.00 -----
11	In-Situ FSI / TDR Loading 1.40 @ S.no. 5	PERMI. PROP.
	a) In-situ area against D.P.Road {(2.0 x sr. no.2 (a)) if applicable(751.00X2)}	1502.00 -----
	b) In-Situ Area Against Amenity Space If Handed Over (2.00 Or 1.85 X S.no. 5(a) And / Or (c)) {2.00 x 927.35}	----- -----
	c)TDR Area =(s.no.01X1.15)= 8086.80 - 1502.00 = 6584.80 sq.m.	
	i) Regular @ 70% :- 4609.36 SQ.M.	4609.36 -----
	ii) Slum @ 30 % :- 1975.44 SQ.M.	1975.44 -----
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)	8086.80 -----
12	Additional F.S.I Area Under Chapter No. 07 Incentive/si @ 5%(gold)@ s.no9	345.45 -----
13	Total Entitlement Of F.S.I In The Proposal	
	a) (9+10(b)+11(d)) Or 12 Whichever Id Applicable	6,909.10
	b) Resi. Ancillary area upto 60% with payment of charges(6502.34 X 60%)=3901.40 Comm. Ancillary area upto 80% with payment of charges(404.01 X 80%)=323.21	4224.61
	c) Total entitlement (a+b)	11,133.71
14	Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6.1or6.2or6.3 or6.4 as applicable {2.75 X 1.60 Or 1.80 } Incentive fsi @ 5% (gold)	30,188.05
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)	
	a) Proposed Comm built-up area	727.22
	b) Proposed Resi. built-up area	10,403.74
	c) Total (a+b)	11,130.96
16	F.S.I Consume { 15c/5 }	1.02
17	Area Of Inclusive Housing, If Any.	
	a) Required :- (S.no. 08 X 1.10 X 20%)	928.62
	b) Proposed	928.62

NOTE : Reservation plot subdivided to handed over to PMC.(2060.00 SQ.M.)

CERTIFICATE OF AREA

Certificate That The Plot Under Reference Was Surveyed By Me On_____And The Dimensions Of Side Etc. Of Plot Stated On Plot Are As Measured On Site And The Area So Worked Out Tallies With The Area Stated In Document Of Ownership / T.P Scheme Records / Land Records Department / City Survey Records.

ARCHITECT SIGN.

OWNER'S DECLARATION, NAME & SIGN.

I/We Undersigned Hereby Confirm That I/We Would Abide By Plans Approved By Authority/Collector. I/We Would Execute The Structure As Per Approved Plan. Also I/We Would Execute The Work Under Supervision Of Proper Technical Person So As To Ensure The Quality And Safety At The Work Site.

MR. DILIP OSWAL AND MR. RAMESH OSWAL.
MAHAVIR VISHWAKARMA PROPERTIES LLP.

PROJECT :-

PROPOSED LAYOUT OF BUILDING (COMM + RESIDENTIAL)
ON S.NO. 207 (P) AT HADAPSAR , HAVELI - PUNE.

ARCHITECT :-

JAY AERAM ARCHITECT
CA/93/15811

JAY AERAM
ARCHITECTURAL CONSULTANT
403, AKSHAY CENTRE, C.T.S. NO. 1050 + 51
TILAK ROAD ,SHUKRWAR PETH 02
PUNE.411030. (PH.- 41223246)
E-MAIL : architect@jayaeram.com
: arch.jayaeram@gmail.com

JOB NO.	DATE	SCALE	NORTH	DRN BY	CHKD BY
742	20.03.2024	1:100		FAJAL	AR. JAY SIR

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