

F.S.I. STATEMENT :-

FLOOR	PROP. COMM. AREA	PROP. RESI. AREA	LIFT AREA	NO. TEN.
UPPER GR. FL.	168.96	-	-	-
FIRST FL.	-	571.04	4.23	7
TOTAL	168.96	571.04	4.23	7
GRAND TOTAL = 168.96 + 571.04 = 740.00				

WATER REQUIREMENT STATEMENT :-

(FOR RESIDENTIAL)
O.H. WATER TANK :-
5 PER. x 135LIT. x 7 TEN. = 4,750.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H. WATER TANK = 14,750.00 LIT.
U.G. WATER TANK :-
1.50 x 4,750.00 LIT. = 7,088.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL U.G. WATER TANK CAPACITY = 17,088.00 LIT.

(FOR COMMERCIAL)

O.H. WATER TANK :-
168.96 / 6 = 29 PERSON
29 PER x 45 LIT = 1305.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H. WATER TANK CAPACITY = 12,070.00 LIT.
U.G. WATER TANK :-
1.50 x 1305 LIT = 1960.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL U.G. WATER TANK CAPACITY = 11,960.00 LIT.

PARKING STATEMENT :- AS PER TOD

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. CARPET AREA 25.0-40.0 SQM (FOR 4 TENE.)	0	1	2
TENE. PROPOSED (2 NOS.)	0	01	2
TENE. CARPET AREA 40.0-60.0 SQM (FOR 2 TENE.)	0	1	2
TENE. PROPOSED (03 NOS.)	0	02	3
TENE. CARPET AREA 60.0-80.0 SQM (FOR 2 TENE.)	1	1	1
TENE. PROPOSED (02 NOS.)	2	2	2
PARKING REQUIRED	1	05	07
VISITOR PARKING (5%)	00	01	01
TOTAL PARKING REQUIRED	3	06	08
AREA REQUIRED PER PARKING	12.50	2.00	0.75
TOTAL PARKING AREA REQUIRED	38.00	12.00	6.00
TOTAL PARKING AREA REQUIRED = 56.00 SQ.M.			
TOTAL PARKING AREA PROPOSED = 56.00 SQ.M.			

PLOT AREA CALCULATION :-

1) $0.5 \times (27.99 + 27.24) \times 60.94 = 1682.86$
TOTAL = 1682.86 SQ.M.
AREA AS PER 7/12 EXTRACT = 1682.80 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

PLOT AREA KEY PLAN
SCALE-1:200

48.00

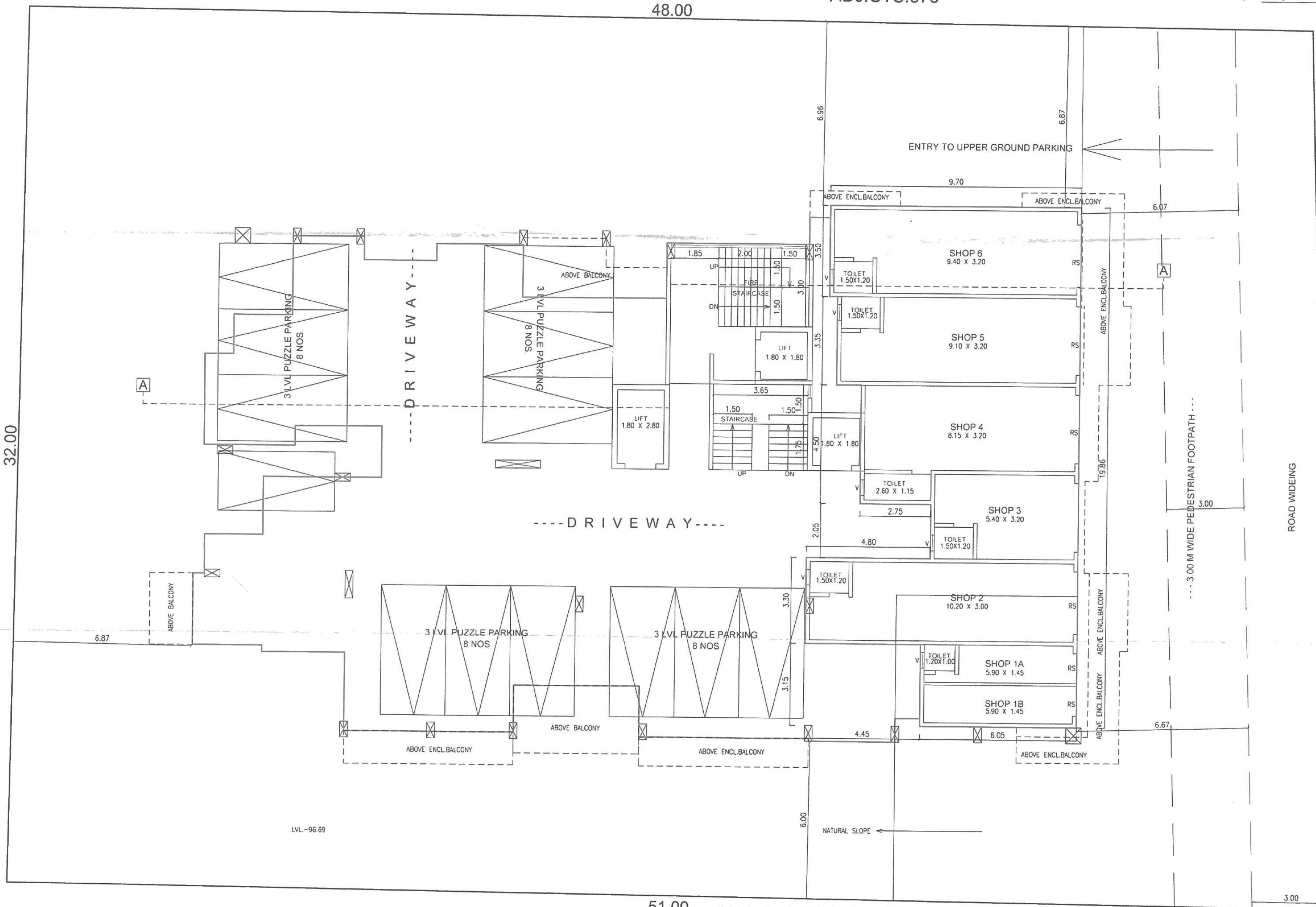
ADJ. CTS. 878

1) $0.5 \times (2.98 + 2.98) \times 33.76 = 100.60$
TOTAL = 100.60 SQ.M.

ROAD WIDENING AREA KEY PLAN
SCALE-1:200

ADJ. INTERNAL ROAD

32.00



UPPER GROUND FLOOR PLAN

51.00

ADJ. INTERNAL ROAD

15.00 M. WIDE MAIN ROAD

UPP. GR. FL. AREA KEY PLAN
SCALE-1:200

UPP. GR. FL. AREA CALC.
AREA OF BLOCK = 10.50×19.86
= 208.53 SQ.M.

DEDUCTIONS :-
1) $1 \times 3.50 \times 0.80 = 2.80$
2) $1 \times 1.10 \times 3.35 = 3.69$
3) $1 \times 2.05 \times 4.50 = 9.23$
4) $1 \times 4.80 \times 2.05 = 9.84$
5) $1 \times 4.45 \times 3.15 = 14.01$
TOTAL = 39.57 SQ.M.

NET AREA UPP. GR. FL. = $208.53 - 39.57$
= 168.96 SQ.M.

STAMP OF APPROVAL
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/10583/22
Building Inspector Deputy Engineer

AREA STATEMENT	SQM
1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)	1682.80
a) AREA AS PER SANCTION LAYOUT	-
b) AREA AS PER TRIANGULATION	1683.00
c) AREA AS PER PRC.	1682.80
2 DEDUCTION FOR	-
a) AREA UNDER ROAD WIDENING	100.60
b) ANY RESERVATION	-
TOTA AREA (2a+2b)	-
3 BALANCE AREA OF PLOT (1-2)	1582.20
4 AMENITY SPACE (IF APPLICABLE)	-
a) REQUIRED	-
b) ADJUSTMENT OF 2(B), IF ANY	-
c) BALANCE PROPOSED	-
5 NET PLOT AREA (3-4c)	1582.20
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
a) REQUIRED	-
b) PROPOSED	-
7 INTERNAL ROAD	-
8 PLOTABLE AREA (IF APPLICABLE)	-
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X BASIC FSI 1.1)	1740.42
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	-
a) MAXIMUM PERMISSIBLE PREMIUM FSI -	-
b) PROPOSED FSI ON PAYMENT OF PREMIUM.	-
11 IN-SITU FSI / TDR LOADING	-
a) IN-SITU AREA AGAINST D.P. ROAD [2.0XSR.NO.2(a)]	-
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	-
c) TDR AREA	-
d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	-
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	599.39
RESIDENTIAL AREA - $1547.66 \times 0.3 = 464.30$ COMMERCIAL AREA - $135.09 \times 1.00 = 135.09$ TOTAL AREA = 599.39	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
(a) $[9 + 10(b)+11(d)]$ or 12 whichever is applicable.	2339.81
(b) Ancillary Area FSI upto 60% with payment of charges.	-
(c) Total entitlement (a+b)	2339.81
14 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	-
15 Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	740.00
(a) Existing Built-up Area.	-
(b) Proposed Built-up Area (COMM. 168.96 + RESI. 571.04)	740.00
(c) Total (a+b)	740.00
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17 Area for Inclusive Housing, if any	-
(a) Required (20% of Sr.No.5)	-
(b) Proposed	-

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE A SPER APPROVED PLANS. 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.

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10 D-0.90x2.10 D1-0.75x2.10	SD-1.80x2.10 SD1-1.50x2.10 SD2-1.20x2.10	W-1.80x1.20 W1-1.50x1.20 W2-1.20x1.20
		V-0.60x0.90

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE

DASHBUHA CO OP HOU SOCIETY
PRESIDENT / SECRETARY / TREASURER
Dashbhuja Co-op. Hsg. Society Ltd.
Kothrud, PUNE-411 006

PROJECT -

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
CTS NO.-879 (P) S.NO.-121+122
AT - KOTHRUD, PUNE

ARCHITECT SIGNATURE -

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
05/05/2022	PAVAN	-	SIDDHARTH	1:100