

F.S.I. STATEMENT

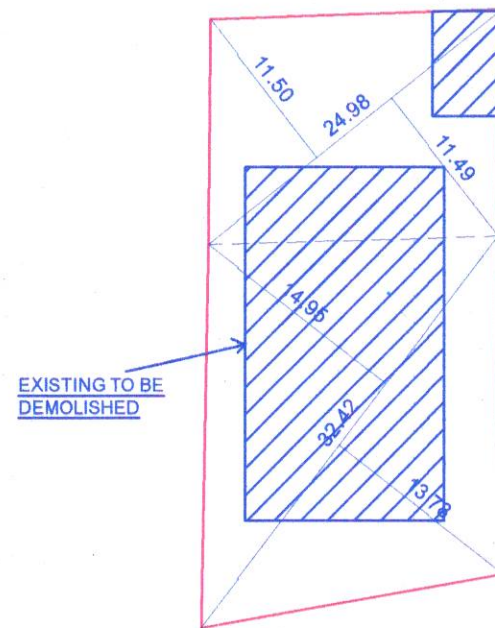
FLOOR	B/U.P. AREA	AREA	TENEMENTS
FIRST	369.84	3.42	3
SECOND	393.30	3	3
THIRD	76.08	1	1
TOTAL	839.22	3.42	7

PARKING STATEMENT

TYPE	UNITS	REQUIRED	PROPOSED
1 TENT HAVING CARPET AREA 80 TO 150 SQ. M.	4	1	1
2 TENT HAVING CARPET AREA 40 TO 80 SQ. M.	2	1	2
2 TENT HAVING CARPET AREA BELOW 30.00 SQ. M.	1	0	2
TOTAL TENEMENTS	7	TOTAL PARKING LESS 50% FOR TOD VISITORS PARKING	5 8
		TOTAL PARKING	3 4
		AREA PER UNIT	4 5
		PARKING AREA	50.00
		TOTAL PARKING AREA	60.00

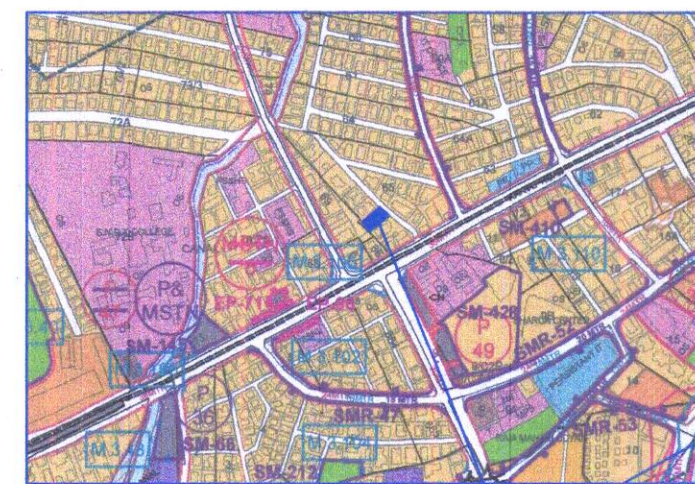
WATER STATEMENT

REQUIRED O.H. WATER TANK
= 7 X 135 X 5 = 4725.00 LTRS
PROPOSED O.H. WATER TANK
= 15000.00 LTRS
REQUIRED U.G. WATER TANK
= 15000 X 1.50 = 22500.00 LTRS
PROPOSED U.G. WATER TANK
= 25,00,000 LTRS

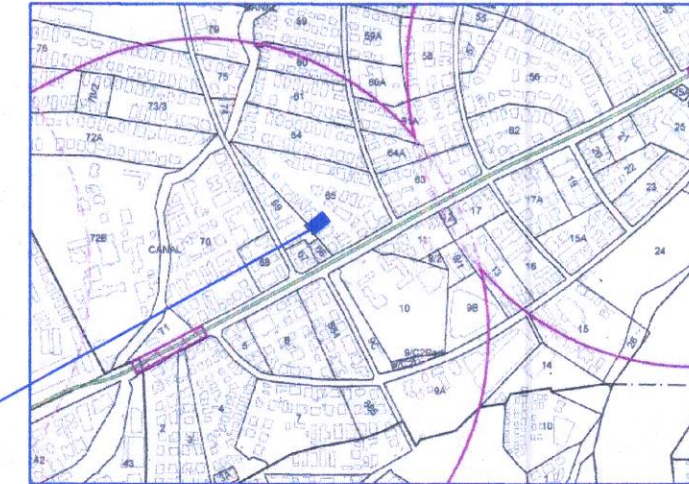


AREA KEY PLAN
OF PLOT
SCALE-1:500

AREA CALCULATION OF PLOT
1. 24.98X(11.50+11.49)X0.50 = 287.14 SQ. M.
2. 32.42X(14.95+13.78)X0.50 = 465.71 SQ. M.
TOTAL = 752.85 SQ. M.

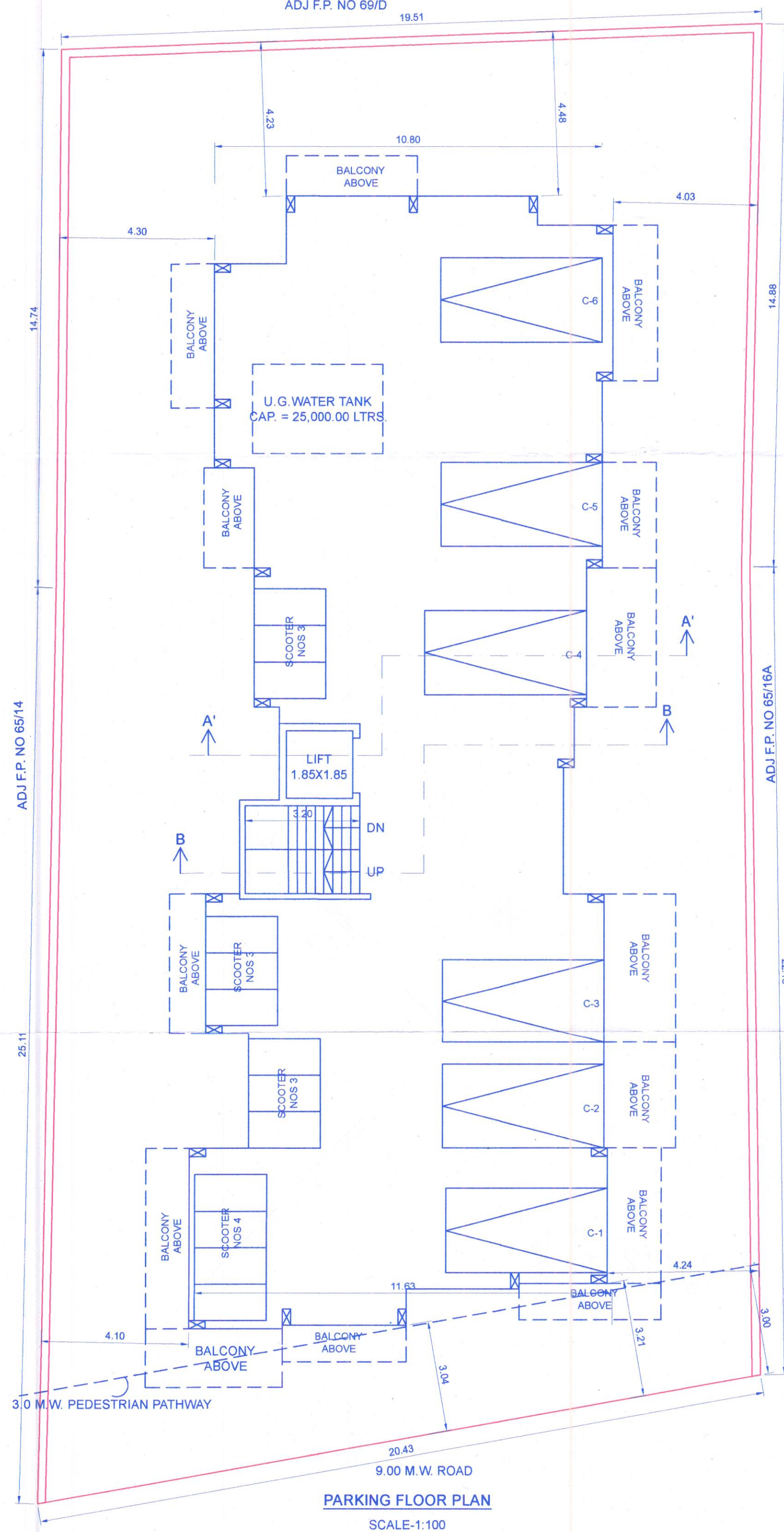


PROPOSED SITE

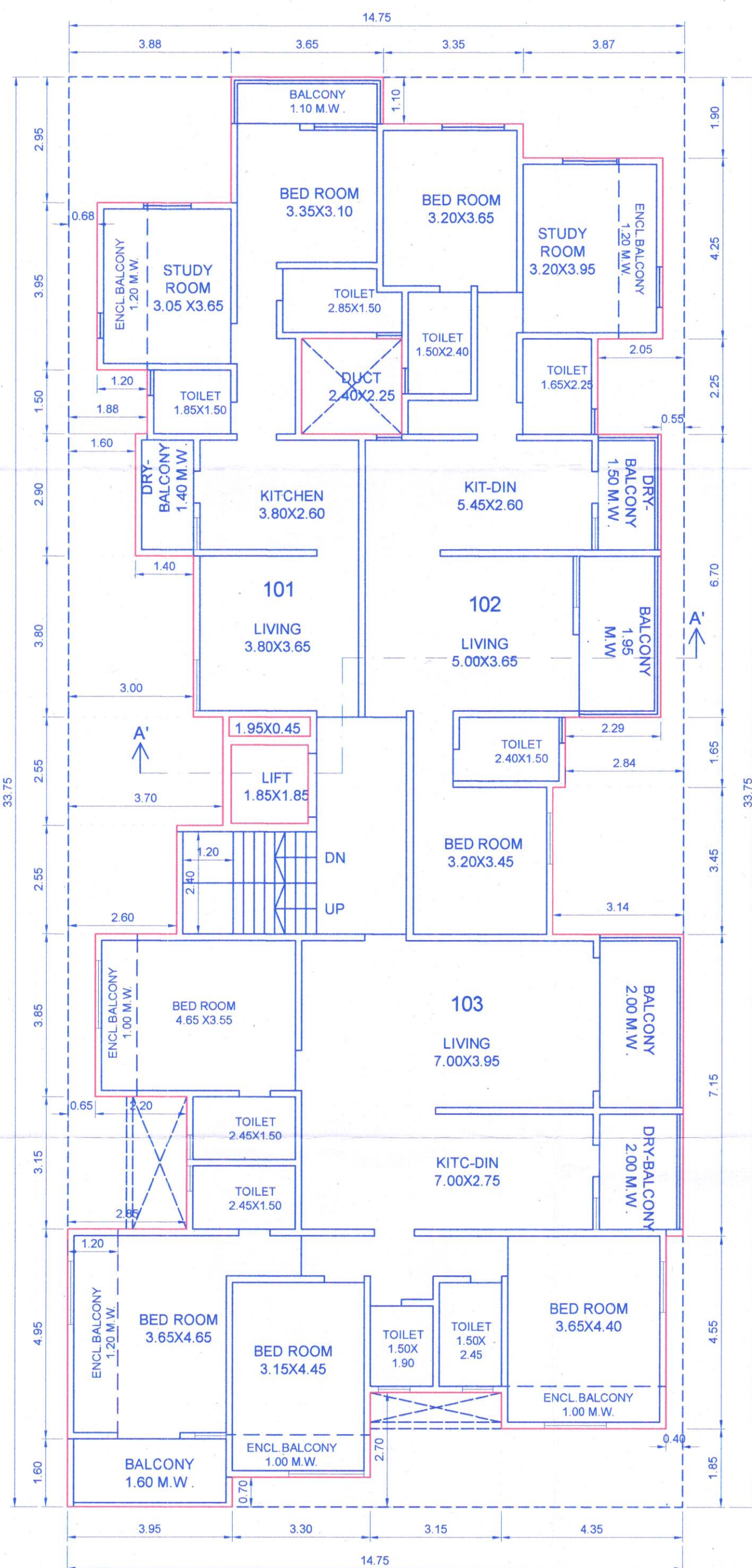


LOCATION PLAN
SCALE-N.T.S.

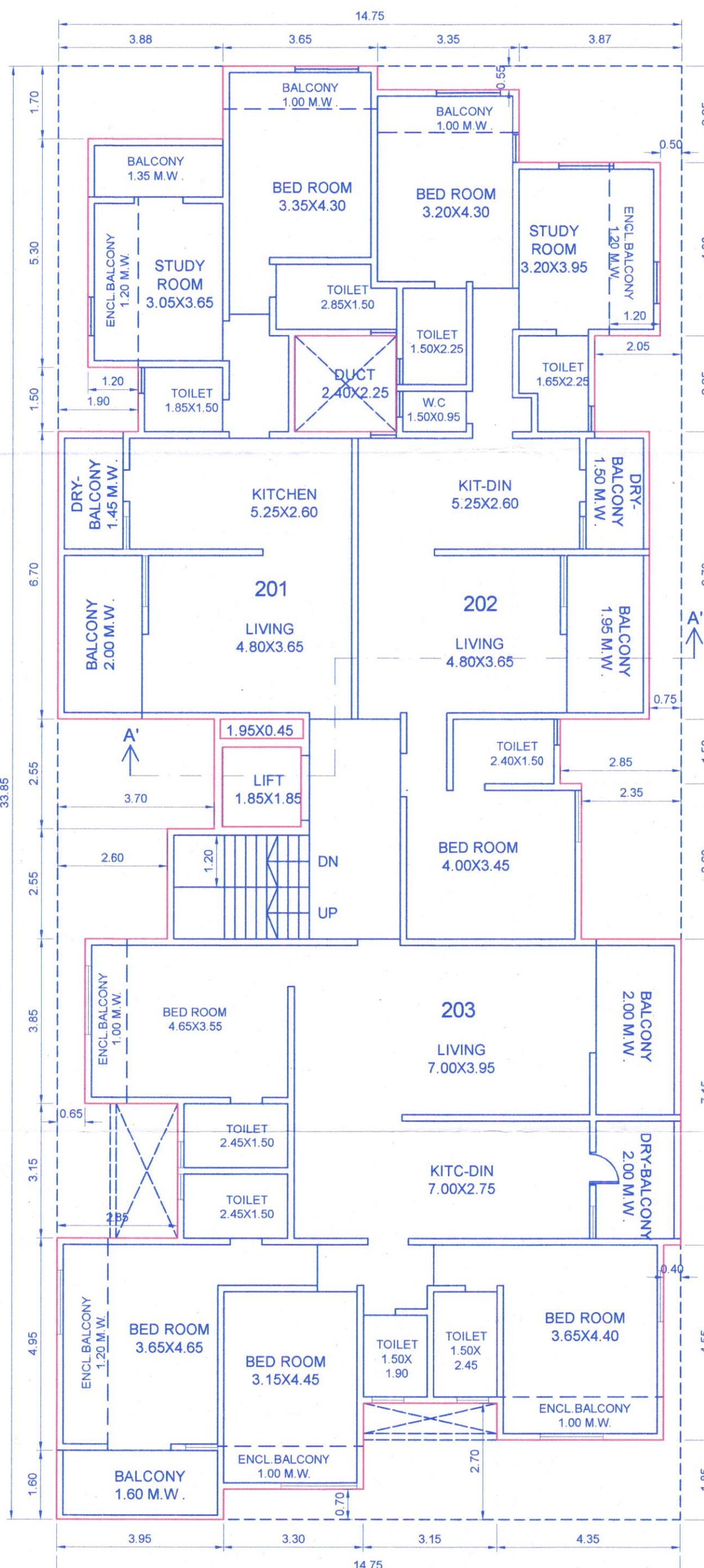
ADJ.F.P. NO 69/D
19.51



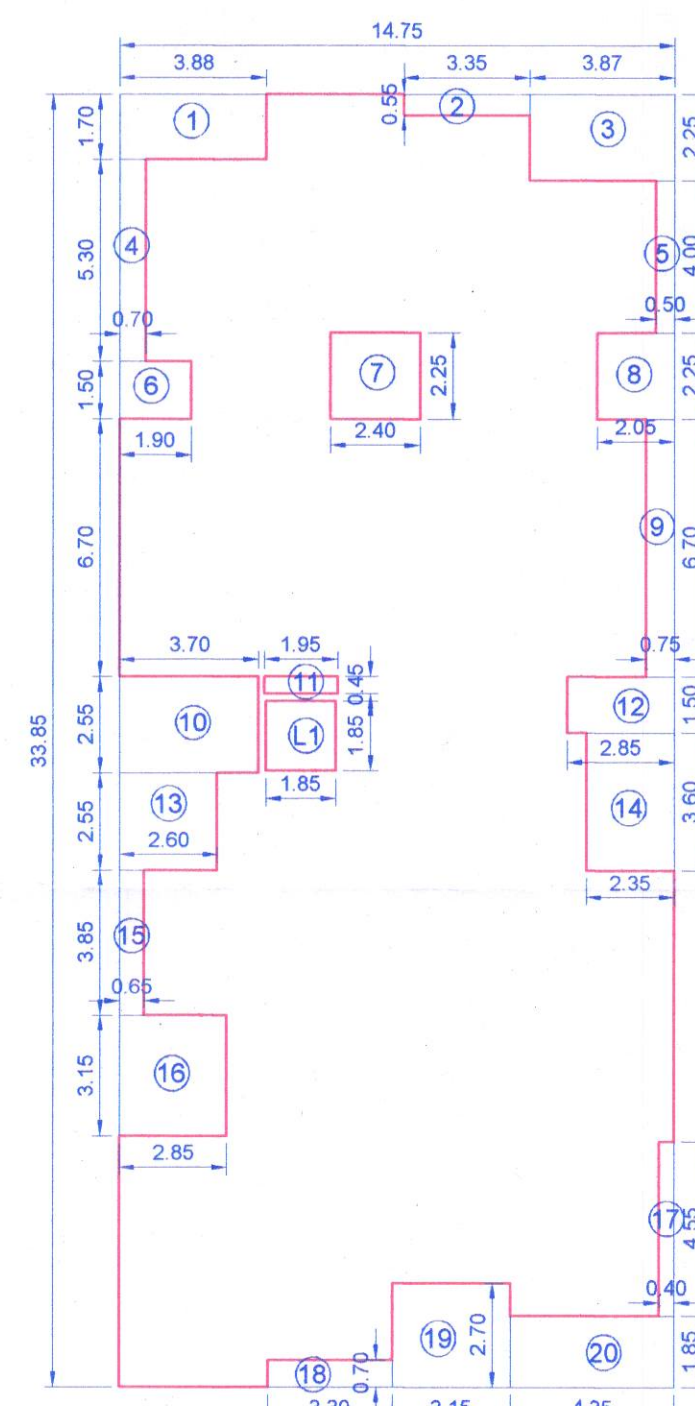
PARKING FLOOR PLAN
SCALE-1:100



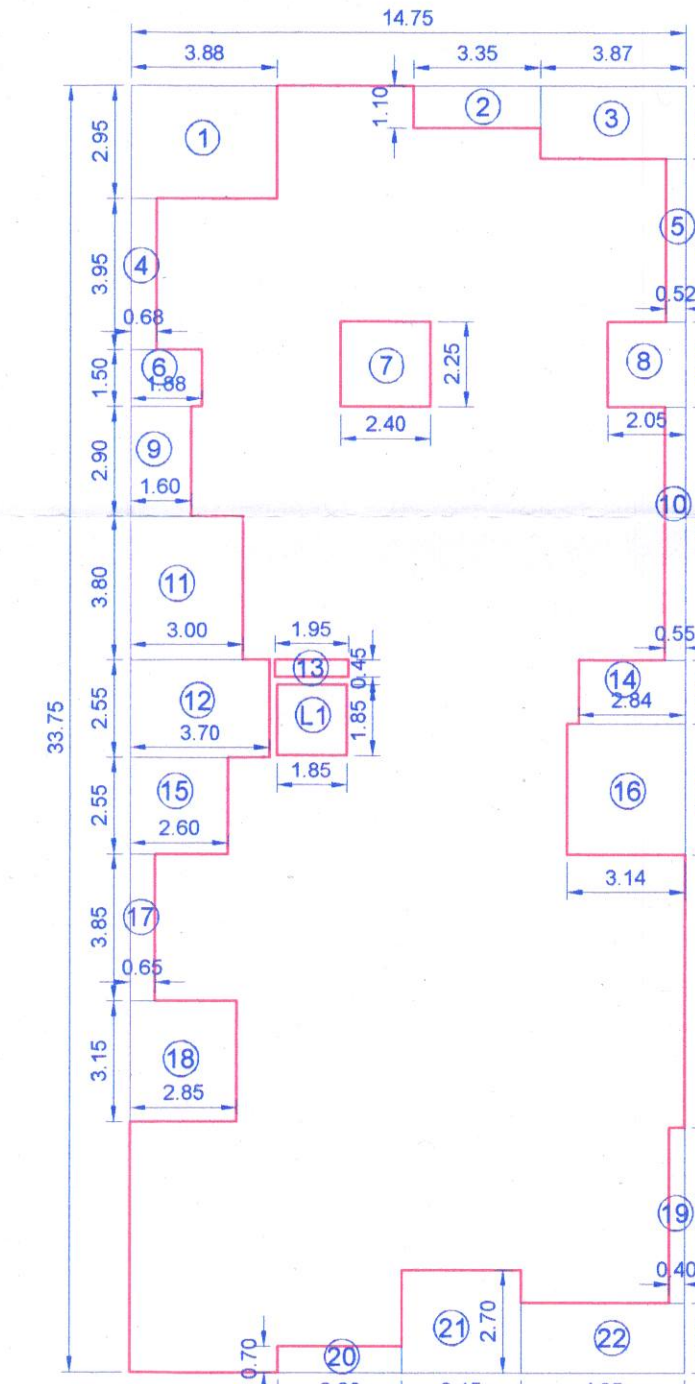
FIRST FLOOR PLAN
SCALE-1:100



SECOND FLOOR PLAN
SCALE-1:100



AREA KEY PLAN OF SECOND FLOOR
SCALE-1:200



AREA KEY PLAN OF FIRST FLOOR
SCALE-1:200

AREA CALCULATION OF 2ND FL.
14.75 X 33.75 = 499.29 SQ. M.
DEDUCTION:
1. 3.88 X 1.70 X 1 = 6.60 SQ. M.
2. 3.35 X 0.55 X 1 = 1.84 SQ. M.
3. 3.87 X 2.25 X 1 = 8.71 SQ. M.
4. 0.70 X 5.30 X 1 = 3.71 SQ. M.
5. 0.50 X 4.00 X 1 = 2.00 SQ. M.
6. 1.90 X 1.50 X 1 = 2.85 SQ. M.
7. 2.40 X 2.25 X 1 = 5.40 SQ. M.
8. 2.05 X 2.25 X 1 = 4.61 SQ. M.
9. 0.75 X 6.70 X 1 = 5.02 SQ. M.
10. 3.70 X 2.55 X 1 = 9.43 SQ. M.
11. 1.95 X 0.45 X 1 = 0.88 SQ. M.
12. 2.85 X 1.50 X 1 = 4.27 SQ. M.
13. 2.80 X 2.55 X 1 = 6.63 SQ. M.
14. 2.35 X 3.60 X 1 = 8.46 SQ. M.
15. 0.65 X 3.85 X 1 = 2.50 SQ. M.
16. 2.85 X 3.15 X 1 = 8.98 SQ. M.
17. 0.40 X 4.55 X 1 = 1.82 SQ. M.
18. 3.30 X 0.70 X 1 = 2.31 SQ. M.
19. 3.15 X 2.70 X 1 = 8.50 SQ. M.
20. 4.35 X 1.85 X 1 = 8.05 SQ. M.
L1. 1.85 X 1.85 X 1 = 3.42 SQ. M.
TOTAL AREA = 105.99 SQ. M.
NET B/U.P. AREA
499.29 - 105.99 = 393.30 SQ. M.

AREA CALCULATION OF 1ST FL.
14.75 X 33.75 = 497.81 SQ. M.
DEDUCTION:
1. 3.88 X 2.95 X 1 = 11.45 SQ. M.
2. 3.35 X 1.10 X 1 = 3.68 SQ. M.
3. 3.87 X 1.90 X 1 = 7.35 SQ. M.
4. 0.68 X 3.95 X 1 = 2.69 SQ. M.
5. 0.52 X 4.25 X 1 = 2.21 SQ. M.
6. 1.88 X 1.50 X 1 = 2.82 SQ. M.
7. 2.40 X 2.25 X 1 = 5.40 SQ. M.
8. 2.05 X 2.25 X 1 = 4.61 SQ. M.
9. 1.60 X 2.90 X 1 = 4.64 SQ. M.
10. 0.55 X 6.70 X 1 = 3.68 SQ. M.
11. 3.00 X 3.80 X 1 = 11.40 SQ. M.
12. 3.70 X 2.55 X 1 = 9.43 SQ. M.
13. 1.95 X 0.45 X 1 = 0.88 SQ. M.
14. 2.84 X 1.65 X 1 = 4.69 SQ. M.
15. 2.60 X 2.55 X 1 = 6.63 SQ. M.
16. 3.14 X 3.45 X 1 = 10.83 SQ. M.
17. 0.65 X 3.85 X 1 = 2.50 SQ. M.
18. 2.85 X 3.15 X 1 = 8.98 SQ. M.
19. 0.40 X 4.55 X 1 = 1.82 SQ. M.
20. 3.30 X 0.70 X 1 = 2.31 SQ. M.
21. 3.15 X 2.70 X 1 = 8.50 SQ. M.
22. 4.35 X 1.85 X 1 = 8.05 SQ. M.
L1. 1.85 X 1.85 X 1 = 3.42 SQ. M.
TOTAL AREA = 127.97 SQ. M.
NET B/U.P. AREA
497.81 - 127.97 = 369.84 SQ. M.

PROJECT		SHEET NO		
PROPOSED RESIDENTIAL BUILDING ON CTS. NO. 43/15, F. P. NO. 65/15, SHILPA (II) SOCIETY.T.P. SCHEME 01 ERANDAWANE, PUNE 411004		1/2		
STAMP OF APPROVAL				
New Residential Dt-26/06/2023 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 26/06/2023 Building Inspector Deputy Engineer				
MUNICIPAL CORPORATION PUNE APPROVED BUILDING CONTROL DEPARTMENT				
AREA STATEMENT		PROPOSED AREA IN SQ. M.		
1 AREA OF PLOT (Minimum AREA OF a,b,c, to be considered)		747.31		
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS)		747.31		
(b) AS PER MEASUREMENT SHEET		752.85		
(c) AS PER SITE		752.85		
2 DEDUCTIONS FOR				
(a) PROPOSED D.P./D.P. ROAD WIDENING		-		
(b) ANY D.P. RESERVATION AREA		-		
TOTAL (A+B)		-		
3 BALANCE AREA OF PLOT (1-2)		-		
(a) REQUIRED		-		
(b) ADJUSTMENT OF 2(B), IF ANY		-		
(c) BALANCE PROPOSED		-		
4 AMENITY SPACE (IF APPLICABLE)		-		
(a) REQUIRED		-		
(b) ADJUSTMENT OF 2(B), IF ANY		-		
(c) BALANCE PROPOSED		-		
5 NET PLOT AREA (3-4 (C))		747.31		
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)		-		
(a) REQUIRED		-		
(b) PROPOSED		-		
7 INTERNAL ROAD AREA		-		
8 PLOT AREA (IF APPLICABLE)		-		
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (747.31X1.10)		822.04		
10 ADDITION OF FSI ON PAYMENT OF PREMIUM (a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE		-		
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		-		
11 IN-SITU FSI / TDR LOADING (a) IN-SITU AREA AGAINST D.P. ROAD (20 X SR. NO. 2 (A)) IF ANY		-		
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 or 1.85 X Sr. No. 4 (b) and for (c))		-		
(c) TDR AREA		-		
(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))		-		
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		-		
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (a) (9+10)+(b)+(c) or 12 WHICHEVER IS APPLICABLE		822.04		
(b) PERMISSIBLE ANCILLARY AREA FSI UPTO (822.04 X 80%)		493.22		
(c) PROPOSED ANCILLARY AREA FSI		17.18		
(d) TOTAL ENTITLEMENT (a)+(c)(822.04+20.00)		839.22		
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 1.8 OR 1.8		-		
15 TOTAL BUILT UP AREA IN PROPOSAL (excluding area at Sr.No.17 b) (a) EXISTING BUILT-UP AREA		-		
(b) PROPOSED BUILT-UP AREA (as per "P-line")		839.22		
(c) TOTAL (A+B)		839.22		
16 F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)		1.00		
17 AREA FOR INCLUSIVE HOUSING, IF ANY (a) REQUIRED (20% of Sr.No.5)		-		
(b) PROPOSED		-		
CERTIFICATE OF AREA				
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN 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. (Name of Architect/ Licensed Engineer/ Supervisor)				
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 AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROFESSIONAL TECHNICAL PERSONNEL ENSURE THE QUALITY AND SAFETY AT THE WORK SITE. FOR SHILPA (II) CO. OP. HSG. SOC				
NAME ADDRESS & SIGN OF ARCHITECT				
NIRANJAN A. JOG LICENSED ENGINEER LNO 829 58, ATHARAV APARTMENT, 1153 SADASHIV PETI, PUNE 411030 TEL. NO. - 24476159.				
JOB NO.	DATE	SCALE	DRAWN BY	CHECKED BY
	22.05.2023	1:100		