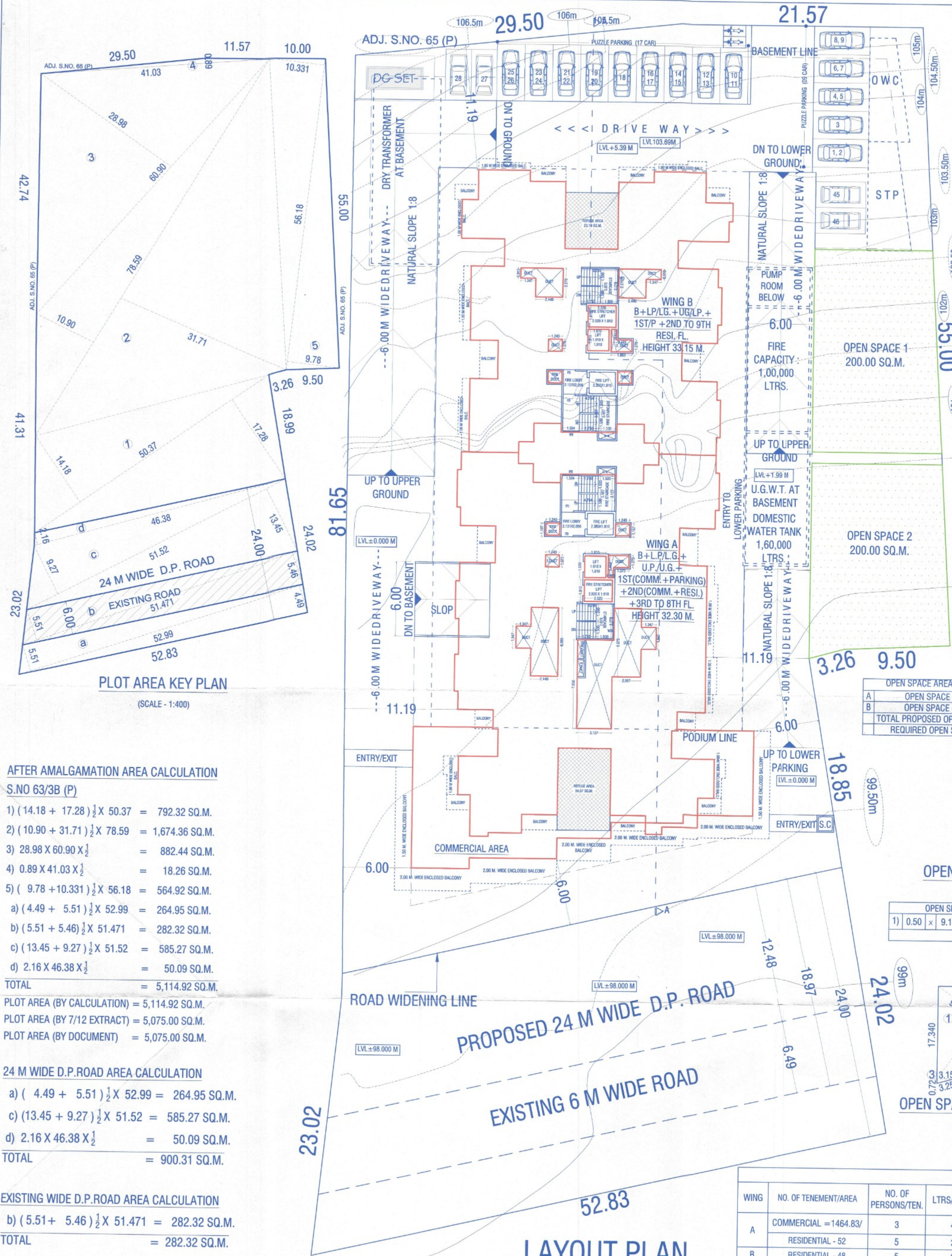




AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM G.L.	TOTAL TENEMENT	(P LINE) AREA
A	B+L.G./L.P.+U.G./U.P.+1ST (COMM.+PARKING)+2ND (COMM.+RESI.)+3RD TO 8TH RESI. FLOORS	32.30	52	5891.48
B	B+L.P.+U.P.+1ST/PARKING+2ND TO 9TH RESI. FLOORS	35.15	48	3791.92
			100	9683.40

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE											
FLOOR	WING A F.S.I.	WING B F.S.I.	WING A REFUGUE AREA	WING A DEFAULT TERRACE	WING A TOP TERRACE	WING A O.H.W.T. (TOP & BOT.)	WING A LIFT AREA	WING A L.M.R. (TOP)	PARKING	SERVICES	WING A & B TEN.
LOWER GROUND/ LOWER PARKING	596.18	---	---	34.07	445.37	610.33	76.96	16.30	13.26	---	---
UPPER GROUND/ UPPER PARKING	393.75	---	---	---	---	---	---	---	---	---	---
FIRST / PARKING	393.75	---	---	---	---	---	---	---	---	---	---
SECOND	393.75	452.07	473.99	---	---	---	---	---	8479.75	456.82	12
THIRD	---	610.33	473.99	---	---	---	---	---	---	---	14
FOURTH	---	610.33	473.99	---	---	---	---	---	---	---	14
FIFTH	---	610.33	473.99	---	---	---	---	---	---	---	14
SIXTH	---	610.33	473.99	---	---	---	---	---	---	---	14
SEVENTH	---	610.33	473.99	---	---	---	---	---	---	---	14
EIGHTH	---	610.33	473.99	---	---	---	---	---	---	---	14
NINTH	---	473.99	---	---	---	---	---	---	---	---	6
TOTAL	1777.43	4114.05	3791.92	57.26	647.46	1,084.32	141.64	29.25	26.52	8,479.75	456.82
G.TOTAL	5891.48	3791.92	9683.40	---	---	---	---	---	---	---	---

PARKING STATEMENT AS PER UDCPR PROVISION			
TYPE OF TENEMENT	REQUIRED	PROVIDED	
	CAR	SCOOTER	
SHOP AREA (PROPOSED CARPET AREA 468.02 SQ.M)	2	6	9
OFFICE AREA (PROPOSED CARPET AREA 1020.56 SQ.M)	3	11	15
TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M. (PROPOSED 100 TENEMENTS)	1	2	50
VISITOR PARKING (5%)	---	---	4
COMPOSITE PARKING: ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVER IN ONE CAR PARKING.	---	---	78
TOTAL PARKING PROVIDED	---	---	117

ENVIRONMENT STATEMENT	
A	PROPOSED F.S.I. = 9683.40
NON F.S.I STATEMENT	
1) REFUGUE AREA	= 57.26
2) DEFAULT TERRACE	= 647.46
3) TOP TERRACE AREA	= 1084.32
4) O.H.W.T TOP/BOTTOM	= 141.64
5) LIFT AREA	= 29.25
6) L.M.R TOP	= 26.52
8) PARKING	= 8479.75
9) SERVICES	= 456.82
B	TOTAL FREE OF F.S.I. = 10923.02
TOTAL BUILT UP AREA	
A+B	= 20606.42

OPEN SPACE AREA CALCULATION		
A	OPEN SPACE - 1	200.00
B	OPEN SPACE - 2	200.00
	TOTAL PROPOSED OPEN SPACE	400.00
	REQUIRED OPEN SPACE	389.24

OPEN SPACE - 1 KEY PLAN		
(SCALE - 1:400)		
OPEN SPACE - 1 AREA CALCULATIONS		
1) 0.50 x 9.11 + 10.03 x 20.90	=	200.00
TOTAL	=	200.00

OPEN SPACE - 2 AREA CALCULATIONS		
1) 0.50 x 9.56 x 20.32	=	97.16
2) 0.50 x 10.01 x 20.32	=	101.70
3) 0.50 x 0.72 x 3.15	=	1.13
TOTAL	=	200.00

WATER STATEMENT OF WING A & B									
WING	NO. OF TENEMENT/AREA	NO. OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	TOTAL	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H WATER TANK CAPACITY LTRS.	U.G WATER TANK CAPACITY 1.5 X O.H. CAP.
A	COMMERCIAL =1464.83/	3	488	21960.00	57060.00	60000.00	20,000.00	80,000.00	90000.00
	RESIDENTIAL - 52	5	260	35100.00					
B	RESIDENTIAL - 48	5	240	32400.00	32400.00	33000.00	20,000.00	53,000.00	49500.00
								133000.00	

STAMP OF APPROVAL 01 09

WING A+B

Revised Date: 4-3-2025

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENTS

CERTIFICATE NO. CC/1373/24

Building Inspector Assistant Engineer P.M.C

MUNICIPAL CORPORATION

AREA STATEMENT OF PLOT		AREA SQ.M.
1) AREA OF PLOT (minimum area of 2.0 to be considered)		5075.00
a) As per ownership document (7/12 CTS extract)		5075.00
b) As per measurement sheet		5075.00
c) As per sub-division		---
2) REDUCTION FOR:		
a) Proposed 24.0 m D.P. Road widening area		900.31
b) Existing Road		282.32
c) Primmie Note		---
Total (a+b+c)		1182.63
3) BALANCE AREA OF PLOT (1-2)		3892.37
4) BALANCE SPACE (if applicable)		---
a) Required - 10%		0.00
b) Adjustment of 20%, if any		0.00
c) Balance Proposed		0.00
5) NET AREA OF PLOT (3-4c)		3892.37
6) RECREATIONAL OPEN SPACE		---
a) Required		389.24
b) Proposed		389.24
7) INTERNAL ROAD AREA		---
8) PLOTABLE AREA (if applicable)		---
9) BUILD-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 3892.37 x 1.10 = 4281.61)		4281.61
10) ADDITIONAL FSI ON PAYMENT OF PREMIUM		---
a) maximum permissible premium FSI (2500 x 50% = 6250.00)		0.00
b) proposed FSI on payment of premium (12500 x 50% = 6250.00)		0.00
11) IN-SITU FSI / TOR LOADINGS		---
a) In-situ area against D.P. Road 900.31 x 2 = 6375.16		1800.62
b) In-situ area against amenity space area (2.0 or 1.85x sr.no.50%), if any		---
c) TOR area 5075.00 x 1.15 = 5836.25 - 1800.62 = 4035.63 regular TOR		1800.62
d) 1800.62 x 10% = 180.06		1800.62
e) Total in-situ / TOR loading proposed (11(a)+(b)+(c)+(d))		0.00
12) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		0.00
a) Incentive FSI 200% of basic FSI		0.00
b) Incentive FSI 7% of basic FSI		0.00
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		---
a) (9+10(b)+(11(d)) or 12 whichever is applicable. 4281.61 + 1800.62 + 0.00 = 6082.23		20834.88
b) ancillary area FSI upto 50% with payment of charges. 4281.61 + 1800.62 + 0.00 = 6082.23 - 967.46 = 5094.77 + 60% = 3056.86		3649.34
c) 1777.43 / 1.10 = 1615.85		---
d) Total entitlement (a+b)		9731.57
14) MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (SR.NO. 8X2)		16304.70
15) TOTAL BUILT-UP AREA IN PROPOSAL		---
a) Existing built-up area		0.00
b) Proposed built-up area		9683.40
Total (a+b)		9683.40
16) AREA OF INCLUSIVE HOUSING, IF ANY		---
a) Required (20% of sr.no. 9) 0.00 x 20% = 0.00		0.00
b) Proposed		0.00

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 & O/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 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 RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

SIGN. OF ARCHITECT

PROJECT

OWNER'S NAME & ADDRESS

REVISED & PROPOSED RESIDENTIAL+COMMERCIAL BUILDING LAYOUT AT S.NO. 63/3B AT HADAPSAR, TAL-HAVELI, PUNE.

FOR, J.K. DEVELOPERS PROP. KHUSHNAD I. ANSARI

SCALE: 1: 200

CHECKED BY:-

DRG. NO.

DATE: 10-09-2024

REVISION NO.:

01

APPROVED BY: SHAHN

DELTA BY: MAHESH

09

PARVEZ JAMNADAR & ASSOCIATES

architecture | interior | interiors

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