

F.S.I. STATEMENT				
B-UP AREA				
FLOOR	COMM. AREA	RESI. AREA	TOTAL BUILT-UP AREA	TEN. NO.
GROUND	480.35	-	480.35	-
FIRST	-	730.78	730.78	08
SECOND	-	747.35	747.35	08
THIRD	-	747.35	747.35	08
FOURTH	-	747.35	747.35	08
FIFTH	-	747.35	747.35	08
SIXTH	-	747.35	747.35	08
SEVENTH	-	500.42	500.42	04
EIGHTH	-	500.42	500.42	04
NINTH	-	500.42	500.42	04
TENTH	-	316.17	316.17	02
TOTAL	480.35	6284.96	6765.31	62

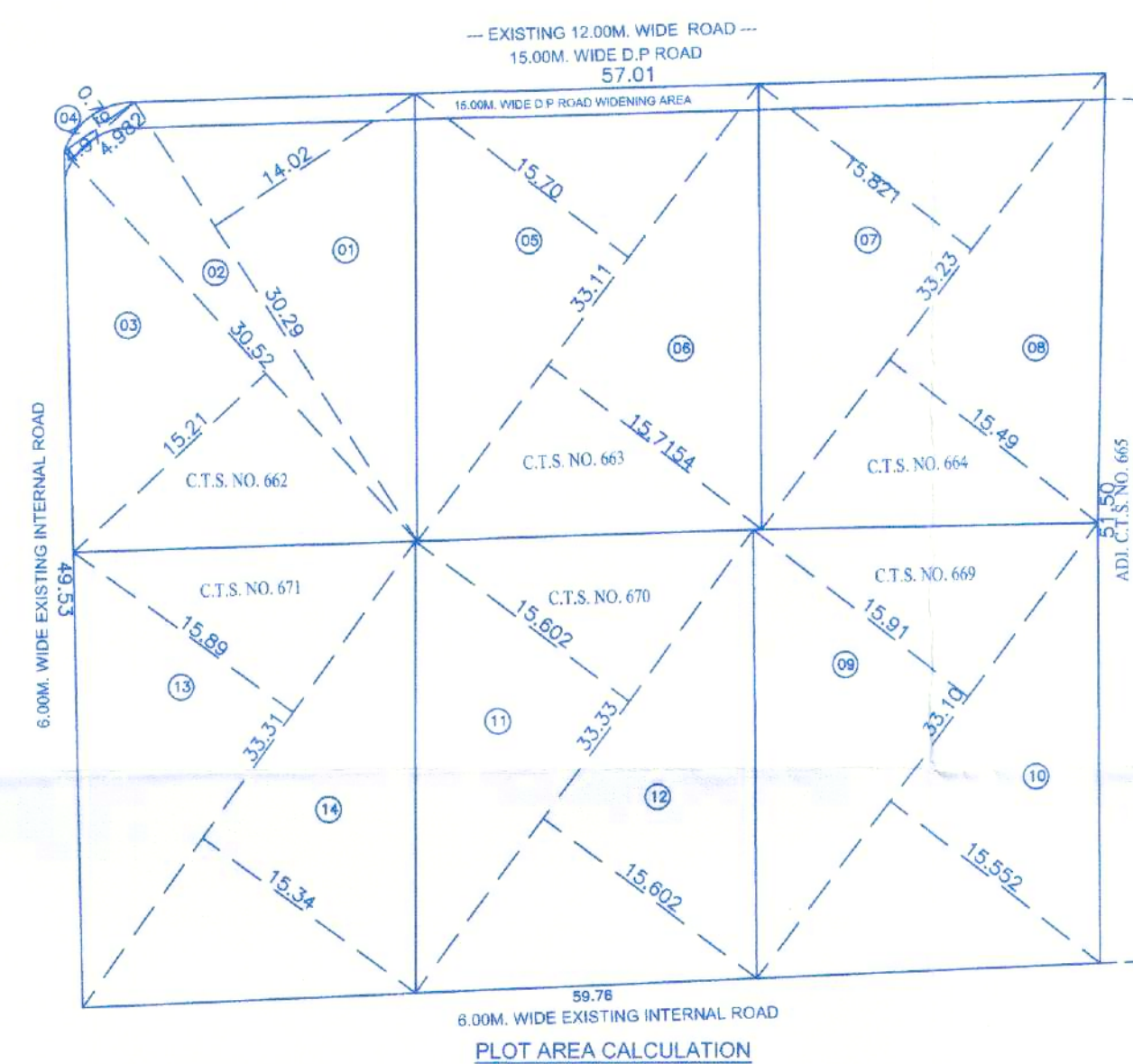
PARKING STATEMENT			
PARKING		PARKING REQUIRED	
		CAR	SCOOTER
RESIDENTIAL			
TWO TEN HAVING CARPET AREA 40 TO 80 SQ.M.		01	02
FOR 50 TENEMENTS		25	50
EVERY TEN HAVING CARPET AREA 80 TO 150 SQ.M.		01	01
FOR 12 TENEMENTS		12	12
COMMERCIAL BLDG			
COMM. AREA EVERY 100 SQ.M CARPET AREA (FOR COMMERCIAL)		02	06
CARPET AREA = 420.30 SQ.M		08	25
TOTAL REQ. PARKING FOR RESI & COMM.		45	87
TOTAL PRO. PARKING FOR RESI & COMM.		64	122
PARKING AREA STATEMENT			
AREA REQUIRED		SQ.M.	
CAR		64 X 12.50 SQ.M	800.00
SCOOTER		122 X 2.00 SQ.M	244.00
TOTAL		1044.00	

WATER STORAGE CAPACITY							
FOR RESIDENTIAL PURPOSE							
AMOUNT OF WATER REQUIRED PER PERSON				=	135	lts/day	
WATER REQUIRED PER FLAT (5 person per flat)				=	675	lts/day	
NO. OF FLATS IN THE SCHEME				=	62	FLATS	
WATER REQUIRED				=	41850	lts/day	
FOR COMMERCIAL							
FLOOR	FLOOR AREA	CARPET AREA LESS=12.5% FLOOR AREA	OCCUPANT LOAD/SQ.M	NO. OF PERSONS	REQ. CAP. PER PERSON	TOTAL CAPACITY	
GROUND FL.	480.35	420.30	3	140	45	6300.00	
CAPACITY OF OVER HEAD WATER TANK (41850 + 6300)				=	48150.00	ltrs/day	
SAY				=	50000.00	ltrs/day	
CAPACITY OF FIRE FIGHTING WATER TANK				=	25,000.00	ltrs/day	
TOTAL CAPACITY OF OVER HEAD WATER TANK				=	75,000.00	ltrs/day	
CAPACITY OF UNDER GROUND WATER TANK (50000 X 1.50)				=	75,000.00	ltrs/day	
CAPACITY OF FIRE FIGHTING WATER TANK				=	70,000.00	ltrs/day	
TOTAL CAPACITY OF UNDER GROUND WATER TANK				=	1,45,000.00	ltrs/day	

F.S.I. + NON FSI STATEMENT									
B-UP AREA									
FLOOR	COMM. AREA	RESI. AREA	TOTAL BUILT-UP AREA	PARKING AREA	REFUGE AREA	TOP TERR. AREA	LIFT AREA	TOTAL FSI+NON FSI	
GROUND	480.35	-	480.35	-	-	-	-	480.35	-
PODIUM-1	-	-	-	1458.80	-	-	-	1458.80	-
PODIUM-2	-	-	-	1458.80	-	-	-	1458.80	-
PODIUM-3	-	-	-	1458.80	-	-	-	1458.80	-
PODIUM-4	-	-	-	1458.80	-	-	-	1458.80	-
FIRST	-	730.78	730.78	-	-	-	-	730.78	-
SECOND	-	747.35	747.35	-	-	-	-	747.35	-
THIRD	-	747.35	747.35	-	-	-	-	747.35	-
FOURTH	-	747.35	747.35	-	39.44	-	-	786.79	-
FIFTH	-	747.35	747.35	-	-	-	-	747.35	-
SIXTH	-	747.35	747.35	-	-	-	-	747.35	-
SEVENTH	-	500.42	500.42	-	-	-	-	500.42	-
EIGHTH	-	500.42	500.42	-	-	-	-	500.42	-
NINTH	-	500.42	500.42	-	39.44	-	-	539.86	-
TENTH	-	316.17	316.17	-	-	-	-	316.17	-
TERRACE FL.	-	-	-	-	-	316.17	-	316.17	-
LIFT & M/C	-	-	-	-	-	-	18.40	18.40	-
TOTAL	480.35	6284.96	6765.31	5835.20	78.88	316.17	18.40	13013.96	-

PROPOSED ELECTRICAL PARKING AT 3RD & 4TH PODIUM FLOOR

ELECTRIC CAR PARKING 64 X 20%	PROPOSED 13 CAR
ELECTRIC SCOOTER PARKING 122 X 20%	PROPOSED 25 SCOOTER

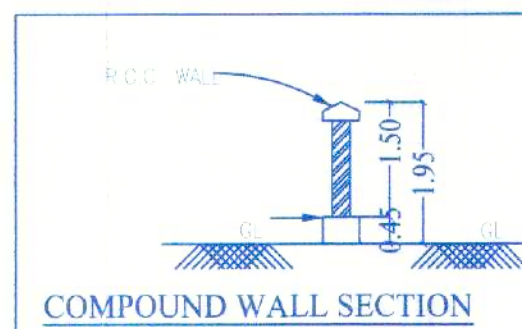


PLOT AREA CALCULATION	
C.T.S. NO. 662, 663, 664, 669, 670, 671	
1) 30.29 X 14.062 X 0.50 = 212.97 SQ.M.	
2) 30.52 X 4.982 X 0.50 = 76.02 SQ.M.	
3) 30.52 X 15.21 X 0.50 = 232.10 SQ.M.	
4) 4.97 X 0.79 X 2/3 = 2.61 SQ.M.	
5) 15.70 X 33.11 X 0.50 = 259.91 SQ.M.	
6) 15.7154 X 33.11 X 0.50 = 260.17 SQ.M.	
7) 33.23 X 15.821 X 0.50 = 262.86 SQ.M.	
8) 33.23 X 15.49 X 0.50 = 257.36 SQ.M.	
9) 33.10 X 15.91 X 0.50 = 263.31 SQ.M.	
10) 33.10 X 15.555 X 0.50 = 257.44 SQ.M.	
11) 33.33 X 15.602 X 0.50 = 260.00 SQ.M.	
12) 33.33 X 15.602 X 0.50 = 260.00 SQ.M.	
13) 33.31 X 15.88 X 0.50 = 264.65 SQ.M.	
14) 33.31 X 15.34 X 0.50 = 255.49 SQ.M.	
TOTAL PLOT AREA =	3,124.89 SQ.M.
AS PER PRC AREA =	3123.70 SQ.M.
MINIMUM CONSIDER =	3123.70 SQ.M.

PLOT AREA CALCULATION	
C.T.S. NO. 663	
1) 20.20 X 1.492 X 0.50 = 15.07 SQ.M.	
2) 20.20 X 1.50 X 0.50 = 15.15 SQ.M.	
TOTAL ROAD AREA =	30.22 SQ.M.

PLOT AREA CALCULATION	
C.T.S. NO. 662	
1) 16.49 X 1.504 X 0.50 = 12.40 SQ.M.	
2) 16.49 X 1.454 X 0.50 = 11.99 SQ.M.	
3) 4.97 X 0.79 X 2/3 = 2.61 SQ.M.	
4) (4.97+5.08)/2 X 1.33 = 6.68 SQ.M.	
TOTAL AREA =	33.68 SQ.M.
DEDUCTION	
a) 5.08 X 0.91 X 2/3 = 3.08 SQ.M.	
TOTAL ROAD AREA =	30.60 SQ.M.

PLOT AREA CALCULATION	
C.T.S. NO. 664	
1) 20.50 X 1.492 X 0.50 X 2 = 30.59 SQ.M.	
TOTAL ROAD AREA =	30.59 SQ.M.



STAMP OF APPROVAL

Revised Resi+Comm Date- 02/04/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC10044125
Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	3123.70
a) As per ownership document (7/12, CTS, PRC extract)	3123.70
b) As per measurement sheet	3124.89
Class per site	
2. DEDUCTIONS FOR	
a) Proposed 15.00m W. D.P. Road widening Area/	91.41
(b) Any D.P. Reservation area	91.41
(Total a+b)	3032.29
3. BALANCE AREA OF PLOT (1-2)	3032.29
4. AMENITY SPACE	
a) Required -	---
b) Proposed -	---
5. NET AREA OF PLOT = [3-4(b)]	3032.29
6. RECREATIONAL OPEN SPACE (if applicable)	---
a) Required -	---
b) Proposed -	---
7. INTERNAL ROAD AREA -	---
8. PLOT AREA (if applicable)	3032.29
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (2919.25 x 1.1)	3335.52
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium F.S.I. - based on road width/TOD Zone	---
(b) Proposed F.S.I. on payment of premium (0.50 on plot)	---
11. IN-SITU F.S.I./TDR LOADING	
(a) 15.00m W. D.P. Road widening Area	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	---
(c) T.D.R. Area (0.90)	---
(d) Total in-situ / TDR loading proposed (11 (a)+(b)-(c))	---
12. Add Incentive FSI (3105.09 (Existing B-up) X 0.30 = 931.53 sq.m	931.53
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	4267.05
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. Ancillary For Comm. 80% 480.35 / 1.80 = 266.86 (480.35-266.86=213.49) Ancillary For Resi. 60% 4267.05 - 266.86 = 4000.19 X 0.60 = 2400.11	213.49 2400.00
(c) Total Entitlement (a) + (b)	6880.54
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width [(as per Regulation No.6.1/6.2/6.3 as applicable X 1.6/1.8)] (3.60)	
15. TOTAL BUILT-UP AREA IN PROPOSAL	6765.31
(a) Existing/Previous Sanction DCPR-2017 Built-up Area	---
(b) Proposed Built-up Area (as per 'P' line)	6765.31
(c) Total (a) + (b)	6765.31
16. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	0.98
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 DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS 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 SURVEYED RECORDS.

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S SING
M/s. EMPIRE DEVELOPERS THROUGH PARTNER
1) Mr. OMKAR DATTATRAYA DHANKAWADE.
2) Mr. GAURAV GANESH GHULE.

PROJECT : PROPOSED COMMERCIAL+RESIDENTIAL BUILDING
AT - S.NO. 635/2, 642/1, 643. C.T.S. NO. - 662, 663, 664, 669, 670, 671,
PLOT NO. - 65, 66, 67, 70, 71, 72. MAHESH CO.OP. HSG. SOCIETY
MUNJERI-BIBVEWADI, PUNE CITY, PUNE.

ARCHITECT : GIRISH M. KARANDE

OFFICE NO. 901, IVORY TOWER, CTS. 1893,
ABOVE TANISHQ SHOWROOM, MAIN SATARA ROAD,
BIBVEWADI, PUNE- 411037

ARCHITECT'S SING
GIRISH KARANDE
Regd No
CA/2008
43532
ARCHITECT

SCALE 1:100
DRAWN BY P.G.T
CHECKED BY G.M.K.
DATE 02.04.2025