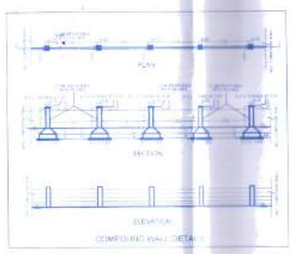
F.S.I. STATEMENT

FLOOR	TOTAL BUILT UP AREA (P-LINE) (C=A+B)		PROPOSED BUILT-UP AREA (INCLUSIVE HOUSING)	PROPOSED TENAMENTS			FIRE LIFT AREA	LIFT AREA
	COMMERCIAL	RESIDENTIAL		COMMERCIAL	RESIDENTIAL	MHADA		
BASEMENT 02	-----	-----	-----	-----	-----	-----	-----	-----
BASEMENT 01	-----	-----	-----	-----	-----	-----	-----	-----
GROUND	242.68	1093.23	-----	06	12	00		
FIRST	242.68	842.34	111.37	06	10	02		
SECOND	-----	1080.73	111.37	-----	13	02		
THIRD	-----	1080.73	111.37	-----	13	02		
FOURTH	-----	1080.73	111.37	-----	13	02		
FIFTH	-----	1080.73	111.37	-----	13	02		
SIXTH	-----	601.25	111.37	-----	07	02	5.29	7.39
SEVENTH	-----	601.25	111.37	-----	06	02		
EIGHTH	-----	546.26	111.37	-----	07	02		
NINTH	-----	601.25	111.37	-----	07	02		
TENTH	-----	601.25	111.37	-----	07	02		
ELEVENTH	-----	601.25	111.37	-----	07	02		
TWELFTH	-----	601.25	111.37	-----	06	02		
THIRTEENTH	-----	546.26	111.37	-----	07	02		
FOURTEENTH	-----	485.72	111.37	-----	05	02		
TOTAL	485.36	11444.23	1559.18	12	133	28	5.29	7.39
	11929.59			173				
PERMISSIBLE FLOOR AREA =		11971.58						
BALANCE AREA =		41.99						

MHADA AREA STATEMENT

1) PERMISSIBLE FSI = 5121.64 SQM.
2) 20% OF PERMISSIBLE AREA= 1024.32 SQM.
3) PERMISSIBLE AREA OF MHADA = 1024.32 SQM.
4) PROPOSED AREA OF MHADA = 1559.18 SQM.
5) PROPOSED TENAMENT OF MHADA = 28 NOS.

ROOM SIZES TYPICAL	MINIMUM REQUIRED (SQM.)	PROPOSED (SQM.)
HALL	9.00 SQM.	13.23 SQM.
BED ROOM	9.00 / 8.40 SQM.	9.30 SQM.
KITCHEN	3.30 SQM.	7.44 SQM.
TOILET	1.80 SQM.	2.98 SQM.



G.LVL
0.60
1.58
CAPACITY= 197522.30 ltrs
SECTION: U.G TANK

जमीन विकास निधी ---------- चौ.भी योजनाटी
स्वरूप र. ---------- धतन क्र.
दि. ---------- ने पाठवे आहेत.

For the purpose of proper circulation of road go hand to hand & accessibility of the water & drainage system and other services for the developed plot of adjacent lands, land owners shall have the right to permit access and extension of the internal roads & services through this land under layout/sub-division

GOOGLE MAP

PROPOSED SITE

WATER REQUIRED CALCULATIONS (COMMERCIAL)

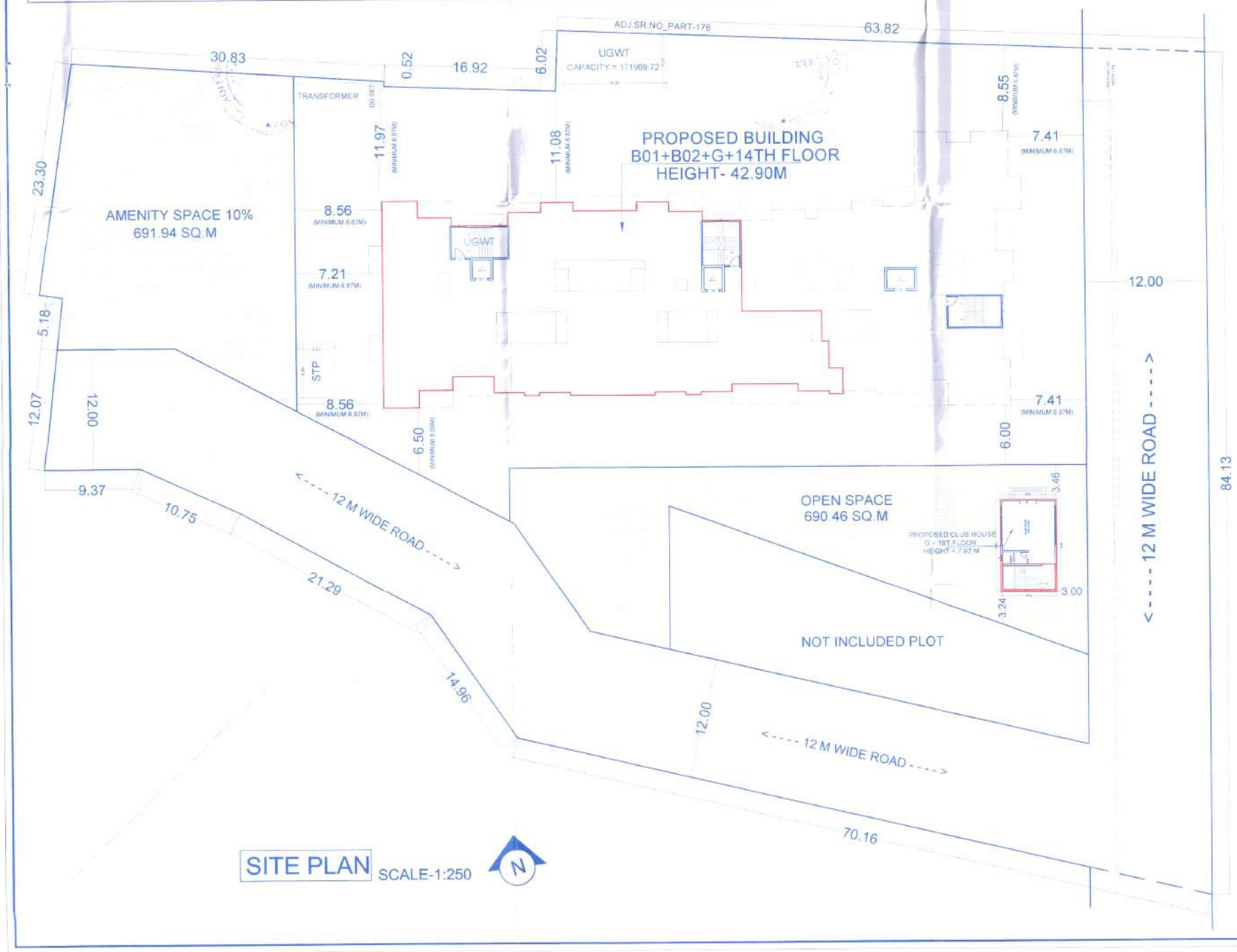
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL AREA	OCCUPANT LOAD	WATER REQD / DAY					O.H.W.T. CAPACITY		U.G.W.T. CAPACITY					
GROUND	242.68	81	81	X	44	=	3559.31	3559.31	Lits	3559.31	X	0.5	=	1779.65	Lits
FIRST	242.68	40	40	X	45	=	1820.10	1820.10	Lits	1820.10	X	1.5	=	2730.15	Lits
TOTAL	485.36	121	5379					5379.41	Lits	4509.80					

WATER REQUIRED CALCULATIONS (RESIDENTIAL)

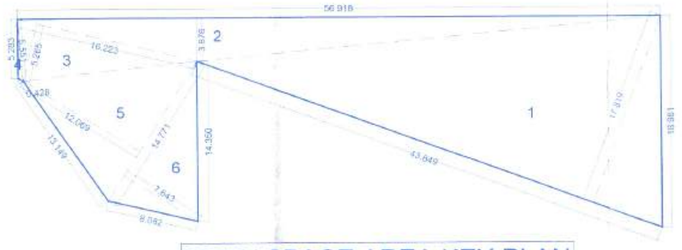
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL FLATS	TOTAL PERSONS					WATER REQD / DAY					FIRE FIGHTING CAPACITY		O.H.W.T. CAPACITY		U.G.W.T. CAPACITY					
BUILDING	133	133	X	05	=	665	665	X	135	=	89775.00	20000.00	Lits	109775.00	Lits	109775.00	X	1.5	=	164662.50	Lits
MHADA	28	28	X	05	=	140	140	X	135	=	18900.00		Lits	18900.00	Lits	18900.00	X	1.5	=	28350.00	Lits
TOTAL	161					805					108675.00	20000.00	Lits	128675.00	Lits					193012.50	Lits
TOTAL COMMERCIAL + RESIDENTIAL																				197522.30	Lits



SITE PLAN SCALE-1:250

OPEN SPACE AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	43.849	X	17.619	X	0.5	=	980.67	
2]	56.918	X	3.876	X	0.5	=	110.31	
3]	16.223	X	5.265	X	0.5	=	42.71	
4]	5.551	X	0.428	X	0.5	=	1.19	
5]	14.771	X	12.069	X	0.5	=	89.14	
6]	14.771	X	7.643	X	0.5	=	56.45	
TOTAL OPEN SPACE AREA						=	690.46	



OPEN SPACE AREA KEY PLAN SCALE-1:300

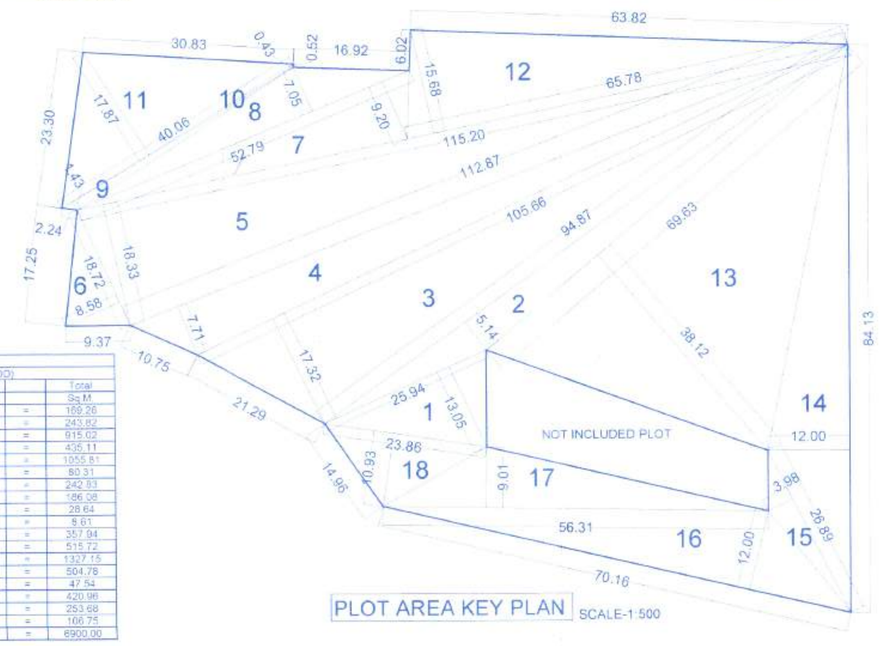
AMENITY SPACE AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	33.457	X	11.852	X	0.5	=	198.27	
2]	35.912	X	8.790	X	0.5	=	157.83	
3]	35.912	X	2.953	X	0.5	=	53.02	
4]	33.208	X	1.702	X	0.5	=	28.26	
5]	33.208	X	15.331	X	0.5	=	254.56	
TOTAL AMENITY SPACE AREA						=	691.94	

AMENITY AREA KEY PLAN SCALE-1:250

12.00 M INTERNAL ROAD AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	12.00	X	76.38	X	1	=	916.56	
2]	19.32	X	9.41	X	1	=	181.80	
3]	50.37	X	12.00	X	1	=	604.44	
4]	12.87	X	4.33	X	0.5	=	27.86	
5]	21.47	X	7.35	X	0.5	=	78.90	
6]	21.47	X	8.36	X	0.5	=	89.74	
7]	30.29	X	12.00	X	0.5	=	181.74	
8]	29.86	X	8.53	X	0.5	=	127.78	
9]	13.61	X	9.82	X	0.5	=	66.83	
10]	18.60	X	8.99	X	0.5	=	83.61	
11]	12.30	X	6.85	X	0.5	=	42.13	
TOTAL INTERNAL ROAD AREA						=	2401.39	

INTERNAL ROAD AREA KEY PLAN SCALE-1:500

PLOT AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)								
Sr.No.	Length		Width		No.		Total	
	Meter		Meter				Sq.M.	
1]	25.94	X	13.05	X	0.5	=	169.26	
2]	94.87	X	5.14	X	0.5	=	243.82	
3]	105.66	X	17.32	X	0.5	=	915.02	
4]	112.87	X	7.71	X	0.5	=	435.11	
5]	115.20	X	18.33	X	0.5	=	1055.81	
6]	18.72	X	8.58	X	0.5	=	80.31	
7]	52.79	X	9.20	X	0.5	=	242.83	
8]	52.79	X	7.05	X	0.5	=	186.08	
9]	40.06	X	1.43	X	0.5	=	28.64	
10]	40.06	X	0.43	X	0.5	=	8.61	
11]	40.06	X	17.87	X	0.5	=	357.94	
12]	65.78	X	15.68	X	0.5	=	515.72	
13]	69.63	X	38.12	X	0.5	=	1327.15	
14]	84.13	X	12.00	X	0.5	=	504.78	
15]	23.89	X	3.96	X	0.5	=	47.54	
16]	70.16	X	12.00	X	0.5	=	420.96	
17]	56.31	X	9.01	X	0.5	=	253.68	
18]	19.53	X	10.93	X	0.5	=	166.74	
TOTAL AREA						=	6900.00	



PLOT AREA KEY PLAN SCALE-1:500

PROPOSED LAYOUT OF RESIDENTIAL & COMMERCIAL BUILDING AT SR.NO.176 H.ISSA NO-7,3 A 7/4 AT PURSUNG, TAL-HAVELI, DIST-PUNE — SHEET NO. 01 / 03

STAMP OF APPROVAL

बांधकाम विकास विभाग झोन क्र.
मान्य लेआऊट / एकत्रिकरण / विभागणी / प्लॉटेड लेआऊट क्र. क.ज.क./ब.वि.झो./ /21
स.प्र.क्र. ..... दिनांक. 29/11/2021
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. पुणे महानगरपालिका

PUNE MUNICIPAL CORPORATION BUILDING CONSTRUCTION DEVELOPMENT DEPARTMENT APPROVED PUNE

PROFARMA -- I

A	AREA STATEMENT	SQ. M.
1.	AREA OF PLOT (Minimum area of a, b, c to be considered)	6900.00
	(a) as per ownership document (7/12, CTS extract)	6900.00
	(b) as per measurment sheet	6900.00
	(c) as per site	6900.00
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./ R.P.ROAD WIDENING AREA	0.00
	(b) ANY D.P. RESERVATION AREA	0.00
	(Total a + b)	0.00
3.	GROSS AREA OF PLOT [1 - 2]	6900.00
4.	AMENITY SPACE (if applicable)	
	(a) Required -	690.00
	(b) Proposed	691.94
5.	NET PLOT AREA [3 - 4(a)]	6208.06
6	RECREATIONAL OPEN SPACE (if applicable)	-
	(a) Required -	690.00
	(b) Proposed -	690.46
7.	INTERNAL ROAD AREA	2401.39
8.	PLOTABLE AREA (if applicable)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (5 X 0.825)	5121.64
10.	ADDTION OF F.S.I ON PAYMENT OF PREMIUM	
	(a) Maximum permissible premium FSI based on road width/TOD zone	0.00
	(b) Proposed FSI on payment of premium (6208.06X0.75 = 4656.04)	2328.02
11.	IN SITU FSI / TDR LOADING	
	(a) In-situ area against DP road [2.0 x 2(a)] (if any)	0.00
	(b) In-situ area against Amenity Space, if handed over [2.0 or 1.85 x 4(b)and/or(c)]	0.00
	(c) TDR Area	0.00
	Total TDR [11(a) + (b) + (c)]	0.00
12.	ADDITIONAL FSI UNDER CHAPTER 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	(a) [9 + 10(b) + 11(d)] or whichever is applicable	7449.66
	(b) Ancillary Area FSI upto 60% with payement of charges Permissible Commercial = 259.64 x 0.60 = 215.71 Permissible Residential = 7177.02 x 0.60 = 4306.21 Total Permissible Ancillary = 4521.92 Sq.m	4521.92
	(c) Total entitlement (a + b)	11971.58
14.	MAXIMUM UTILIZATION LIMIT OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH	11971.58
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding 7b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per Plinth)	11929.59
	(c) Total (a + b)	11929.59
16.	FSI CONSUMED (15 / 5) (should not be more than 14)	0.99
17.	AREA OF INCLUSIVE HOUSING (if any)	
	(a) Required (20% of 9.)	1024.32
	(b) Proposed	1559.18

LEGEND

- PLOT LINE (Thick Black)
- EXISTING ROAD (Green)
- PROPOSED ROAD (Green Dotted)
- PERMISSIBLE BUILDING LINE (Black)
- WORK TO BE DEMOLISHED (Yellow Hatch)
- PROPOSED WORK (Red)
- DRAINAGE & SEWAGE (Red Dotted Thin)
- WATER SUPPLY (Black Dotted Thin)
- DEVIATIONS (Red Hatched)

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 were measured on site and the same is worked out tallies with the area stated in document of Ownership T.P. Scheme Records/ Land Records Department/ City Survey records.

Signature
(Ar. Atit Shrikant Admulwar)

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 proper technical person so as to ensure the quality and safety at the work site.

OWNER'S / POAH NAME	SIGNATURE
M/S. CHAITANYA DEVELOPERS Through SHRI. DIPAKKUMAR BHARATBHAI BHOOT SHRI. RAJIV RAMDAS BHADALE	
ARCHITECT'S NAME	SIGNATURE
AR. ATIT SHRIKANT ADMULWAR	

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO OF ARCHITECT
AS_2019-123	MS_001_RS_1P	1:300	ANAGHA 29.11.2021	AA	CA / 2008 / 41887

ARCHITECT

atit admulwar
ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
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