

AREA STATEMENT

BUILDING TYPE	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	SEVENTEENTH	EIGHTEENTH	LIFT AREA	LIFT M/R AREA	TOTAL AREA
'A' TYPE	603.85	496.92	496.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.31	33.45	1644.45
'B' TYPE	603.85	496.92	496.92	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.31	33.45	1644.45
'C' TYPE	690.62	693.75	693.75	693.75	693.75	693.75	622.27	693.75	693.75	693.75	693.75	622.27	693.75	693.75	693.75	693.75	622.27	693.75	13.08	29.92	12312.94
'D' TYPE (WITH MHADA)	244.61	244.61	244.61	244.61	244.61	244.61	244.61	-	-	-	-	-	-	-	-	-	-	-	13.22	27.28	1752.77
TOTAL AREA																					17354.61

F.S.I. STATEMENT

BUILDING TYPE	NO. OF BUILDINGS	NO. OF TENEMENTS	NO. OF FLOORS	B.L.G. HT. UNDER	B/UP AREA		
					COMM.	RESI.	TOTAL
'A' TYPE	1 NOS.	15	B.P.+GR.P.+03 FLOOR	13.35 M.	-	1644.45	1644.45
'B' TYPE	1 NOS.	15	B.P.+GR.P.+03 FLOOR	13.35 M.	-	1644.45	1644.45
'C' TYPE	1 NOS.	121	B.P.+GR.P.+18 FLOOR	57.60 M.	166.83	12146.11	12312.94
'D' TYPE (WITH MHADA)	1 NOS.	21	B.P.+GR.P.+07 FLOOR	25.15 M.	-	1752.77	1752.77
TOTAL	4 NOS.	172	-	-	166.83	17187.78	17354.61
LESS MHADA AREA							
BALANCE BUILT-UP AREA							
						15475.51	15642.34

WATER STORAGE CAPACITY

BUILDING TYPE	O/H. WATER TANK CAPACITY (LTRS.)	U/G. WATER TANK CAPACITY (LTRS.)
'A' TYPE	10,500.00+10,000.00	15,750.00
'B' TYPE	10,500.00+10,000.00	15,750.00
'C' TYPE	83,500.00+70,000.00	1,25,250.00+1,00,000.00
'D' TYPE (WITH MHADA)	15,000.00+70,000.00	22,500.00+1,00,000.00
TOTAL	2,79,500.00	3,79,250.00

AMENITY SPACE

1) 13.63 X 6.73 X 9.00 X 1 =	100.73 SQ.M.
2) 14.10 X 5.292 X 0.50 X 1 =	37.31 SQ.M.
3) 34.79 X 14.00 X 0.50 X 1 =	243.53 SQ.M.
4) 35.60 X 3.690 X 0.50 X 1 =	65.88 SQ.M.
5) 33.60 X 11.19 X 0.50 X 1 =	187.99 SQ.M.
6) 30.75 X 14.60 X 0.50 X 1 =	224.48 SQ.M.
TOTAL	859.72 SQ.M.

OPEN SPACE-1

1) 4.89 X 5.25 X 1 X 1 =	24.62 SQ.M.
2) 25.89 X 5.17 X 0.50 X 1 =	66.93 SQ.M.
3) 25.89 X 1.20 X 0.50 X 1 =	15.53 SQ.M.
4) 32.40 X 10.010 X 0.50 X 1 =	162.16 SQ.M.
5) 31.39 X 0.73 X 0.50 X 1 =	11.46 SQ.M.
6) 31.76 X 8.08 X 0.50 X 1 =	128.31 SQ.M.
7) 31.34 X 2.23 X 0.50 X 1 =	34.94 SQ.M.
8) 31.34 X 13.77 X 0.50 X 1 =	215.78 SQ.M.
TOTAL	659.73 SQ.M.

OPEN SPACE-2

1) 20.25 X 9.595 X 0.50 X 1 =	97.15 SQ.M.
2) 20.25 X 8.37 X 0.50 X 1 =	84.75 SQ.M.
3) 10.00 X 3.62 X 0.50 X 1 =	18.10 SQ.M.
TOTAL	200.00 SQ.M.

TOTAL OPEN SPACE

1) OPEN SPACE - 01	= 659.72 SQ.M.
2) OPEN SPACE - 02	= 200.00 SQ.M.
TOTAL	= 859.72 SQ.M.

MHADA / E.W.S. AREA STATEMENT

FLOOR	BUILT-UP AREA	FLAT NO.	RESI. CARPET AREA	NO. OF TEN.
FIRST FLOOR	244.61	101,102,103,	40.45	03
SECOND FLOOR	244.61	201,202,203,	40.45	03
THIRD FLOOR	244.61	301,302,303,	40.45	03
FOURTH FLOOR	244.61	401,402,403,	40.45	03
FIFTH FLOOR	244.61	501,502,503,	40.45	03
SIXTH FLOOR	244.61	601,602,603,	40.45	03
SEVENTH FLOOR	244.61	701,702,703,	40.45	03
TOTAL	1712.27	-	-	21

REFUGE AREA STATEMENT

BUILDING TYPE	REQUIRED AREA	PROVIDED AREA
'A' TYPE	-	-
'B' TYPE	-	-
'C' TYPE	52.50 X 3 = 157.50	89.26 X 3 = 207.78
'D' TYPE (WITH MHADA)	-	-
TOTAL AREA	157.50	207.78

'D' TYPE (MHADA PARKING)

2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 21 TENEMENTS	11	53

PROPOSED SITE



LOCATION PLAN

PARKING STATEMENT

PARKING	PARKING REQUIRED	
	CAR	SCOOTER
'A' TYPE		
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	03
FOR 04 TENEMENTS	04	12
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 11 TENEMENTS	06	28
'B' TYPE		
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	03
FOR 04 TENEMENTS	04	12
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 11 TENEMENTS	06	28
'C' TYPE		
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	03
FOR 54 TENEMENTS	54	182
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 67 TENEMENTS	33	167
'D' TYPE (WITH MHADA)		
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 21 TENEMENTS	11	53
ADD 5% VISITOR PARKING	06	23
TOTAL PARKING REQUIRED	124	485
TOTAL PARKING PROVIDED	126	487

PARKING AREA STATEMENT

AREA REQUIRED	TOTAL SQ.M.
CAR 124 X 12.50 SQ.M.	1550.00
SCOOTER 485 X 2.00 SQ.M.	970.00
TOTAL REQUIRED AREA	2520.00

PLOT AREA CALCULATION

1) 17.29 X 8.75 X 0.50 X 1 =	75.64 SQ.M.
2) 17.29 X 9.11 X 0.50 X 1 =	78.76 SQ.M.
3) 42.15 X 11.80 X 0.50 X 1 =	248.69 SQ.M.
4) 42.15 X 11.000 X 0.50 X 1 =	231.83 SQ.M.
5) 47.23 X 18.64 X 0.50 X 1 =	440.18 SQ.M.
6) 52.82 X 10.72 X 0.50 X 1 =	283.12 SQ.M.
7) 58.98 X 4.49 X 0.50 X 1 =	132.41 SQ.M.
8) 68.75 X 6.87 X 0.50 X 1 =	236.16 SQ.M.
9) 77.37 X 5.36 X 0.50 X 1 =	207.35 SQ.M.
10) 82.24 X 17.22 X 0.50 X 1 =	708.09 SQ.M.
11) 96.45 X 24.36 X 0.50 X 1 =	1174.76 SQ.M.
12) 130.66 X 23.79 X 0.50 X 1 =	1554.20 SQ.M.
13) 130.66 X 56.42 X 0.50 X 1 =	3686.21 SQ.M.
TOTAL AREA BY TRIANGULATION	= 9057.38 SQ.M.
AREA AS PER 7/12 AREA	10550.33 SQ.M.
AREA AS PER DOCUMENT	= 8750.33 SQ.M.
MINIMUM AREA CONSIDER	= 8750.33 SQ.M.

PLOT AREA CALCULATION

(SCALE=1:1000)

STAMP OF APPROVAL

FOR SANCTION PURPOSE

B.P. LAYOUT

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. C.C./324/22
Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT

01. AREA OF PLOT	SQ.M.
a) AS PER OWNERSHIP DOCUMENT	10,550.33
b) AS PER MEASUREMENT SHEET	9,057.38
c) MINIMUM CONSIDER PLOT AREA	8,750.33
02. DEDUCTIONS FOR	
a) AREA UNDER 18.00M. W. EXISTING R.P. ROAD	121.93
b) AREA UNDER 24.00M. W. R.P. ROAD	31.22
c) AREA UNDER ANY RESERVATION	-
(TOTAL AREA)	153.15
03. BALANCE AREA OF PLOT (1-2)	8,597.18
04. AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED -	859.72
b) ADJUSTMENT OF 2(B), IF ANY -	-
c) BALANCE PROPOSED -	859.72
05. NET PLOT AREA (3-4 (C))	7,737.46
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED - (Not to be deducted)	773.75
b) PROPOSED - (Not to be deducted)	859.72
07. INTERNAL ROAD AREA	-
08. PLOT AREA (IF APPLICABLE)	7,737.46
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (8 X 1.10)	8,511.21
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI (8,750.33 - 859.72 = 7,890.61 X 0.50)	3,945.31
b) PROPOSED FSI ON PAYMENT OF PREMIUM, ALREADY USED	-
11. IN-SITU FSI / TDR LOADING	
a) 60.00M. WIDE D.P. ROAD WIDENING (153.15 X 2 = 306.30)	-
b) AMENITY SPACE IF HANDLED OVER (859.72 X 2 = 1719.44)	-
c) TDR AREA (8,750.33 X 1.15 = 10061.88-306.30-1719.44) = 8,037.13	-
d) TOTAL IN-SITU / TDR LOADING PROPOSED ((1)+(b)+(c))	-
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
a) [9 + 10(B)+11(D)] WHICHEVER IS APPLICABLE	9,816.12
b) EXISTING B/UP AREA	-
c) PREVIOUSLY SANCTION B/UP AREA	-
d) BALANCE PERMISSIBLE FLOOR AREA ((13)+(a-b-c))	9,816.12
e) ANCILLARY AREA (9,816.12 X 60% = 5,889.67)	5,889.67
14. MAXIMUM PERMISSIBLE OF F.S.I. (13a+13e)	15,705.79
15. TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA	-
b) PREVIOUS SANCTION RESIDENTIAL AREA	-
c) PROPOSED COMMERCIAL P-LINE AREA	166.83
d) PROPOSED RESIDENTIAL P-LINE AREA	15,475.51
e) TOTAL BUILT-UP AREA WITHOUT MHADA	15,642.34
16. F.S.I. CONSUMED (15e/05)	2.02
17. AREA FOR MHADA	
a) Required - 20% (8,511.21 X 0.20 = 1,702.24)	1,702.24
b) Proposed	1,712.27

SCHEDULE OF OPENING

D	1.07 X 2.10	W	1.83 X 1.52
D1	0.91 X 2.10	W1	1.52 X 1.52
D2	0.76 X 2.10	W2	0.91 X 0.91
RS	3.05 X 2.44	V	1.83 X 0.91

LEGEND

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY EXTERNAL AGENCY APPOINTED BY DEVELOPER ON _____ THE DIMENSION OF THE SIDES ETC. OF PLOT STATED ON PLAN CAN BE LESS OR MORE THAN THAT MEASURED ON SITE AND AREA SO WORKED OUT ARE AS PER AREA STATED IN THE DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

OWNER'S NAME, ADDRESS & SIGN.

THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A. HOLDER TO THE ARCHITECT. I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

SHRI. SAGAR SUKHANI
NAME OF OWNER

PROJECT

PROPOSED GROUP HOUSING LAYOUT OF BUILDINGS ON S.NO. 25/1(P), 25/4/A, AT-UNDRI, TAL- HAVELI, DIST- PUNE.

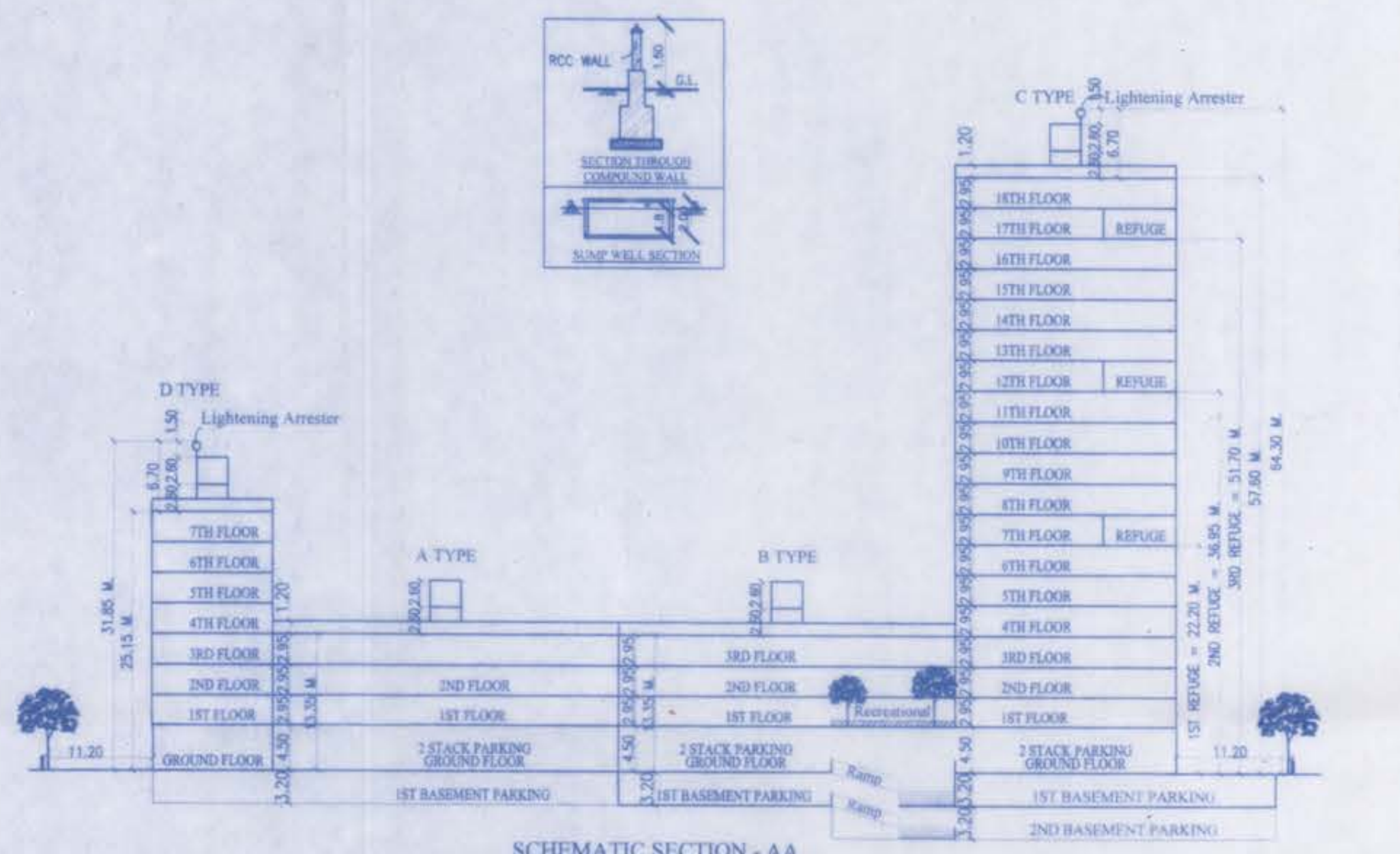
ARCHITECT

MANOJ TATOOSKAR
PARANJPE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE 411004,
PH: 25531675/76.

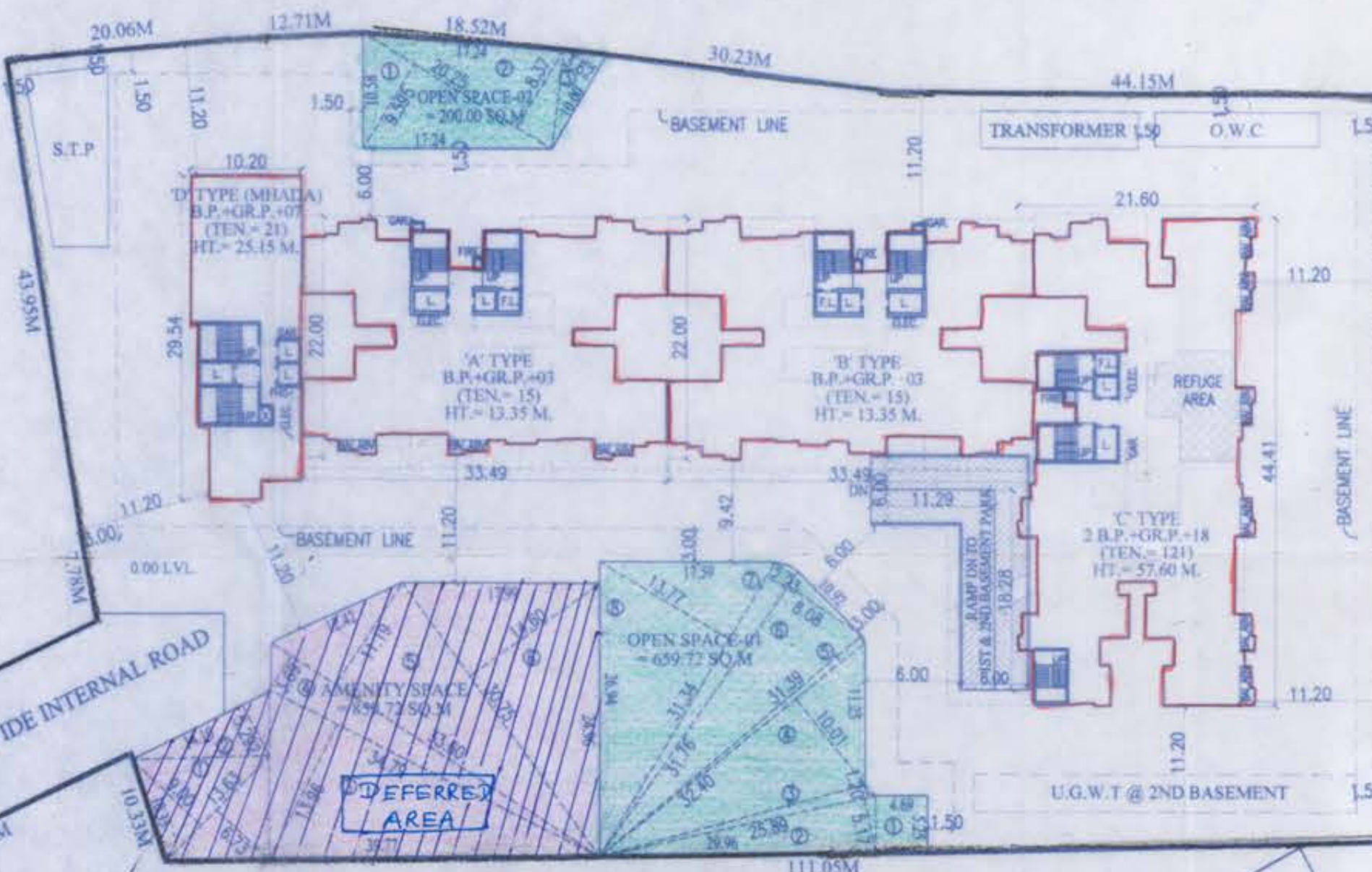
DATE 20.02.2023 SCALE 1:500 DWG. BY P.G.T. CKD. BY M.S.T.

REG. NO. CA/91/13744
P.G.T. M.S.T.

REVISIONS: 1.10 + ANCILLARY + PREMIUM B.P. LAYOUT, 20.02.2023



SCHEMATIC SECTION - AA



LAYOUT PLAN

(SCALE=1:500)

AREA UNDER 18.00M. W. R.P. ROAD AREA CAL.	
A) 16.16 X 7.79 X 0.50 X 1 =	62.94 SQ.M.
B) 16.16 X 7.30 X 0.50 X 1 =	58.98 SQ.M.
TOTAL	= 121.92 SQ.M.

AREA UNDER 24.00 M.W. D.P. ROAD AREA CAL.	
C) 12.59 X 2.20 X 0.50 X 1 =	13.85 SQ.M.
D) 12.59 X 2.76 X 0.50 X 1 =	17.37 SQ.M.
TOTAL	= 31.22 SQ.M.