

F.S.I STATEMENT						
BUILDING	FLOOR	HTS.	F.S.I	TENA.	LIFT AREA	FIRE LIFT AREA
WING - A	BASE PARK+LOW PARK+UPP.PARK.+ +12 FL.	39.95 M.	7919.93	114	7.22	4.75
WING - B	LOW PARK.+ UPP.PARK.+ +12 FL.	37.15 M.	2284.64	24	7.22	4.75
TOTAL	---	---	10204.57	138	14.44	9.50

WATER STORAGE TANK CAP. CALC.		
BUILDING	O/H.WATER TANK LTS.	U/G.WATER TANK LTS.
WING - A	97000.00	190500.00
WING - B	36200.00	99300.00
TOTAL	133200.00	289800.00

PARKING PROPOSED			
	CAR	SCOOTER	
BASEMENT PARKING	54	95	
GROUND PARKING	115	64	
UPPER PARKING	125	32	
TOTAL	294.00	191.00	

REQUIRED TREE
NET PLOT AREA = 3207.88 SQM
REQUIRED NO.OF TREES
= 5800.00 SQM/ 80.00
= 72.50 NOS.
SAY = 72.00 NO.OF TREES

PROPOSED TREE
PROPOSED TREE - 47 NOS
EXISTING TREE - 25 NOS
PROPOSED TOTAL TREE - 72 NOS

PARKING AREA STATEMENT			
PARKING REQUIRED	CAR	SCOOTER	
30.00 TO 40.00 SQ.M. 02 TENA.	01	02	
40.00 TO 80.00 SQ.M. 02 TENA.	01	05	

PARKING PROVIDED	CAR	SCOOTER	
30.00 TO 40.00 SQ.M. 53 TENA.	27	53	
40.00 TO 80.00 SQ.M. 85 TENA.	43	213	
TOTAL	70	266	

VISITORS 5% PARK.	04	13	
TOTAL	74	279	
CARS 50% PARK.	37	---	
TOTAL	111	279	

PARKING AREA STATEMENT		
	AREA REQUIRED	AREA PROPOSED
CAR	111 NOS. X 12.50 SQ.M	1387.50 SQ.M.
SCOOTER	279 NOS. X 2.00 SQ.M	558.00 SQ.M.
TOTAL		1945.50 SQ.M.

F.S.I STATEMENT WING -A (MAHDA)		
FLOOR	B.U.P AREA	TENA.
FIRST FL.	---	---
SECOND FL.	228.29	04
THIRD FL.	228.29	04
FOURTH FL.	228.29	04
FIFTH FL.	228.29	04
SIXTH FL.	228.29	04
SEVENTH FL.	134.58	02
TOTAL	1276.03	22.00

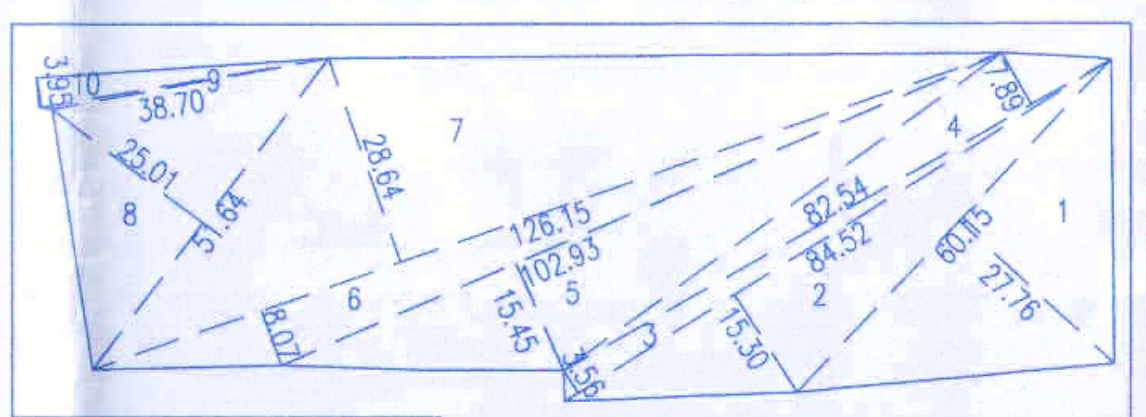
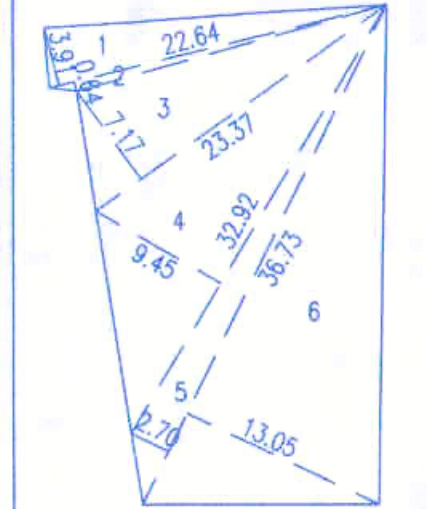
LIG/MIG STATEMENT:
Area For LIG/MIG(6380.00X0.20) = 1276.00 sq.m.
REQUIRED AREA = 1276.00 sq.m.
WING-A (2nd to 7th) = 1276.03 sq.m.
PROPOSED AREA = 1276.03 sq.m.

PARKING AREA STATEMENT (MAHDA)			
PARKING REQUIRED	CAR	SCOOTER	
30.00 TO 40.00 SQ.M. 02 TENA.	01	02	
40.00 TO 80.00 SQ.M. 02 TENA.	01	05	

PARKING PROVIDED	CAR	SCOOTER	
30.00 TO 40.00 SQ.M. 16 TENA.	08	16	
40.00 TO 80.00 SQ.M. 06 TENA.	03	15	
TOTAL 22 TENA.	11	31	

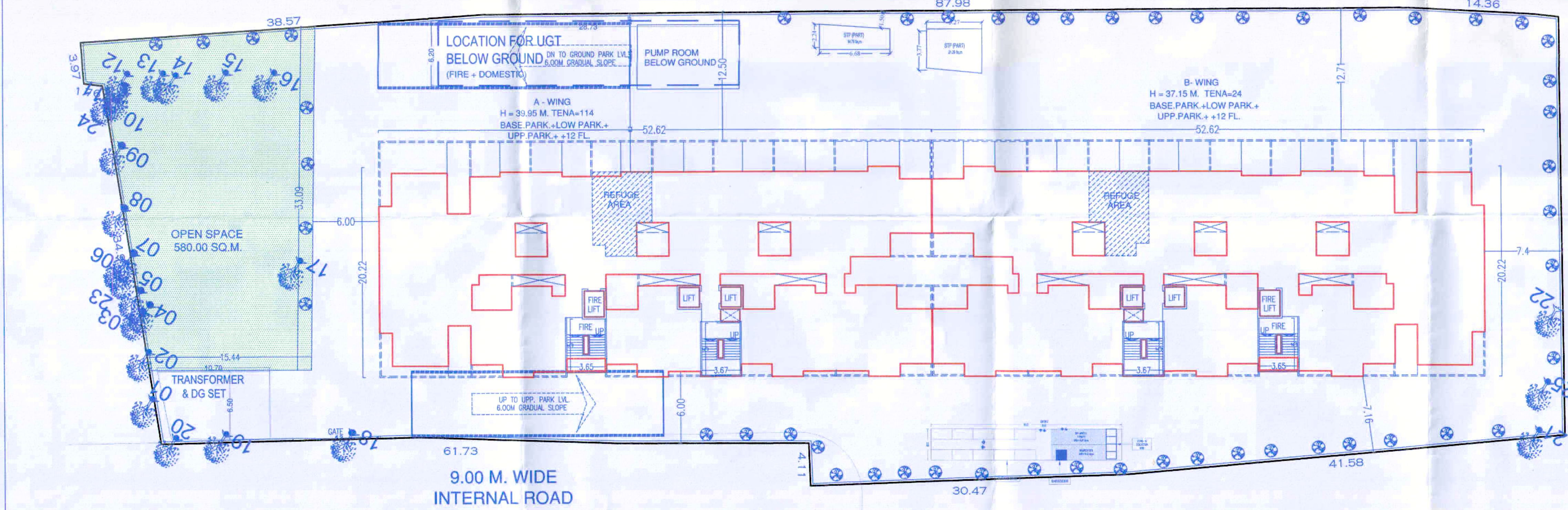
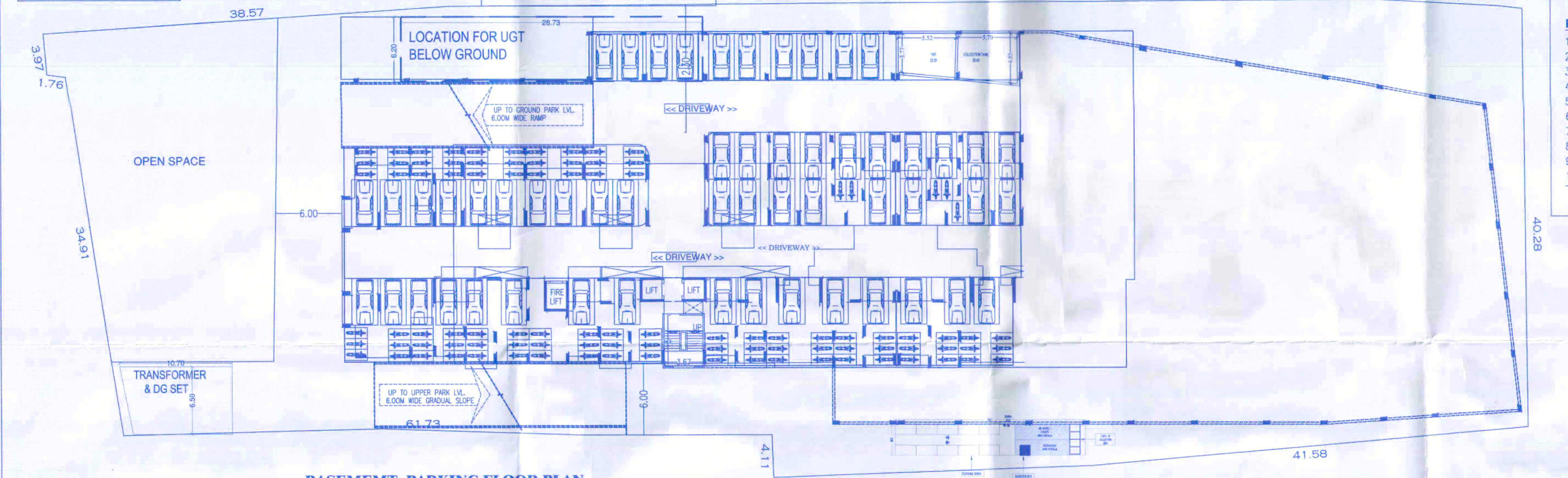
WATER STORAGE TANK CAP. CALCUL.
WATER REQ. IN O/H. WATER TANK CAP.
FOR RESI.
22 TENA X 135 LIT X 5.0 = 14,850.00 LTS.
SAYS = 15,000.00 LTS.
= 15,000.00 Ltr.X1.50
= 22,500.00 Ltr.

OPEN SPACE CALCULATION



PLOT AREA CALCULATION

1. 0.50 X 60.15 X 27.76 = 834.88 SQ.M.
2. 0.50 X 84.52 X 15.30 = 646.58 SQ.M.
3. 0.50 X 84.52 X 3.56 = 150.45 SQ.M.
4. 0.50 X 82.54 X 7.89 = 325.62 SQ.M.
5. 0.50 X 102.93 X 15.45 = 795.13 SQ.M.
6. 0.50 X 126.15 X 8.07 = 509.02 SQ.M.
7. 0.50 X 126.15 X 28.64 = 1806.47 SQ.M.
8. 0.50 X 51.64 X 25.01 = 645.76 SQ.M.
9. 0.50 X 38.70 X 0.52 = 10.06 SQ.M.
10. 0.50 X 38.70 X 3.95 = 76.43 SQ.M.
TOTAL = 5,800.40 SQ.M.
AS PER 7/12 = 5,800.00 SQ.M.



New Residential Building
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. SC/2020/101
Building Inspector, Deputy Engineer
(K.Engg./Sect. Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

AREA STATEMENT	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12/CTS extract) b) as per possession plot c) as per site	5800.40 5800.00 ---
2 : Deductions for a) Proposed D.P. Road widening Area/Service Road b) Any D.P. Reservation area (Total a+b)	--- --- ---
3 : Balance Area of Plot (1-2)	5800.00
4 : Amenity Space a) Required - b) Proposed -	--- ---
5 : Net Plot Area (3-4(C))	5800.00
6 : Recreational Open Space a) Required - b) Proposed -	580.00 580.00
7 : Internal Road Area	---
8 : Platable Area	---
9 : built up area with reference to basic F.S.I as per front road width (sr.no.5x1.10)	6380.00
10 : Addition of FSI on payment of premium a) Maximum permissible premium FSI - based on road width/700 Zone. b) Proposed FSI on payment of premium.	---
11 : in-situ FSI / TDR loading a) In-situ area against D.P.road [2.0 xSr.No.2 (a)],if anyUDCPR-2020 b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)], c) TDR 40% (5800.00 X 0.40 = 2320.00 SQ.M.) d) PAD F.S.I. 50% (5800.00 X 0.50 = 2900.00 SQ.M.) e) Total in-situ/TDR loading proposed 11(a)+(b)+(c)+(d)	--- --- --- ---
12 : Additional F.S.I. area under chapter no. 7	---
13 : Total entitlement of FSI in the proposal a) [9 + 10(b)+11(f)] or 12 whichever is applicable. b) Ancillary Area FSI upto 60% with Payment of charges. c) Total Entitlement (a+b)	6380.00 3828.00 10208.00
14 : TOTAL PERM. BUILT UP AREA (12+13(c))	10208.00
15 : total built-up area in proposal. a) Existing Built-up Area. b) Proposed Commercial Built-up Area c) Proposed Residential Built-up Area d) excess double height terraces area counted in f.s.i (Total of a+b+c+d)	--- --- 10204.57 10204.57
16 : F.S.I consumed (15/13)(should not be more than serial no.14above)	---
17 : area of inclusive housing if any a) Required (20%of sr.no.9) b) Proposed -	1276.00 1276.03

LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED
SPECIFICATIONS	
R.C.C. FRAMED STRUCTURE.	
0.15M THK BLOCK WALL & 0.10M. THK.	
SAND FACED PLASTER EXTERNALLY.	
NEERU FINISHED PLASTER INTERNALLY.	
M.M.TILE FLOORING	
T.W.DOORS & M.S.WINDOWS.	

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	Mr. VIKRAM VITTHAL CHAVAN Partner, For Sarthak & Shantisobha Ventures

PROJECT		
PROPOSED RESIDENTIAL BUILDING AT, S.NO.- 128/5/1, AT. - DHAYARI, PUNE.		
ARCHITECT		
PRAKASH KULKARNI ankur associates ARCHITECTS TEJALAYALA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800 / 01/02. Email : prakash@ankurassociates.in		
DATE 23.12.2021	SCALE 1 : 250	DRN BY SONALI