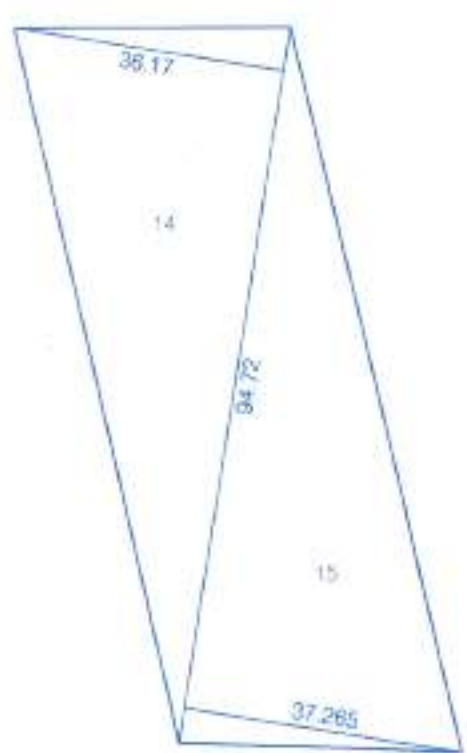


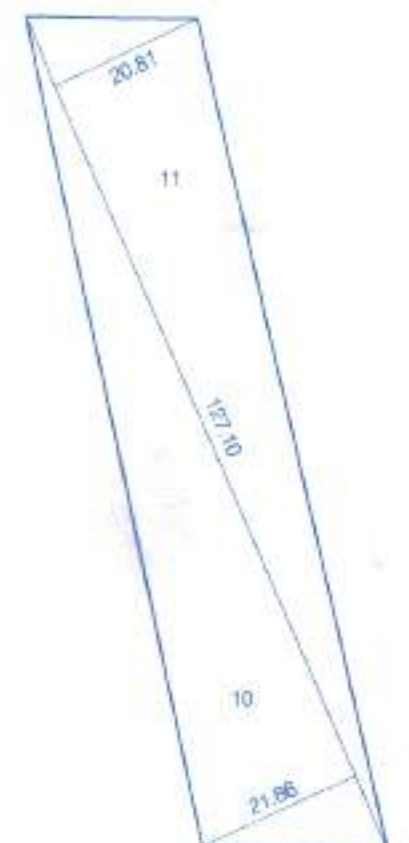


R.P.B. AREA CALCULATION	
12. 43.80 X 13.48 X 0.5 =	295.23 SQ.M
13. 43.80 X 13.10 X 0.5 =	286.90 SQ.M
TOTAL =	582.13 SQ.M

PLOT AREA CALCULATION	
PLOT - 2A - PLOT - 2B	
01. 109.75 X 23.745 X 0.5 =	1302.77 SQ.M
02. 109.75 X 53.90 X 0.5 =	2957.23 SQ.M
03. 44.02 X 10.09 X 0.5 =	223.06 SQ.M
04. 44.02 X 13.47 X 0.5 =	296.47 SQ.M
05. 219.28 X 14.25 X 0.5 =	1562.37 SQ.M
06. 79.16 X 34.52 X 0.5 =	9618.73 SQ.M
07. 84.07 X 245.02 X 0.5 =	10315.95 SQ.M
08. 49.024 X 141.97 X 0.5 =	3480.56 SQ.M
09. 49.58 X 141.97 X 0.5 =	3519.44 SQ.M
10. 127.10 X 21.66 X 0.5 =	1376.49 SQ.M
11. 127.10 X 20.81 X 0.5 =	1322.49 SQ.M
12. 43.80 X 13.48 X 0.5 =	295.23 SQ.M
13. 43.80 X 13.10 X 0.5 =	286.90 SQ.M
14. 94.72 X 36.17 X 0.5 =	1713.02 SQ.M
15. 94.72 X 37.265 X 0.5 =	1764.88 SQ.M
16. 124.52 X 10.894 X 0.5 =	678.26 SQ.M
17. 124.52 X 25.92 X 0.5 =	1613.78 SQ.M
TOTAL =	42237.04 SQ.M



AMENITY SPACE AREA CALCULATION	
14. 94.72 X 36.17 X 0.5 =	1713.02 SQ.M
15. 94.72 X 37.265 X 0.5 =	1764.88 SQ.M
TOTAL =	3477.90 SQ.M



24.00 M.W.D.P. ROAD AREA CALCULATION	
10. 127.10 X 21.66 X 0.5 =	1376.49 SQ.M
11. 127.10 X 20.81 X 0.5 =	1322.48 SQ.M
TOTAL =	2698.97 SQ.M



RIVER PAD AREA CALCULATION	
16. 124.52 X 10.894 X 0.5 =	678.26 SQ.M
17. 124.52 X 25.92 X 0.5 =	1613.78 SQ.M
TOTAL =	2292.04 SQ.M

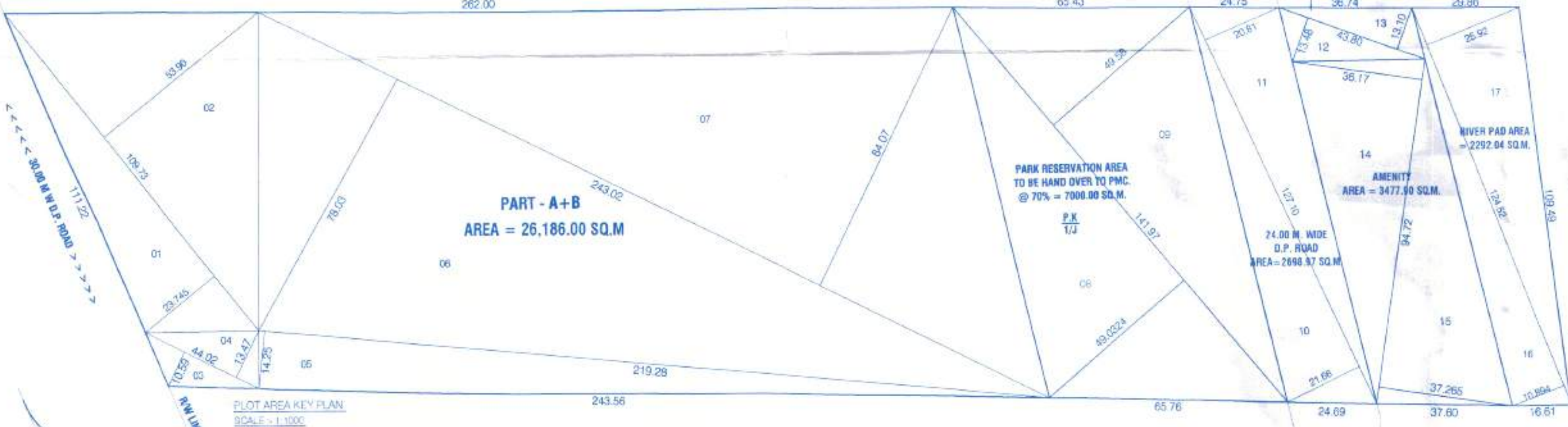


TOTAL PARKING CALCULATION	
BLDG.	REQUIRED
MHADA	24 72 ---
TOWER - 'C'	82 246 ---
TOWER - 'D'	82 246 ---
BASEMENT PARKING	250 680 ---
GR. PARKING	134 450 ---
TOTAL	188 564 ---
5% VISITOR	09 28 ---
COMM. BLDG.	46 138 ---
TOTAL	243 730 ---
AREA REQUIRED FOR PARKING	
L. CAR AREA	= 122 X 12.50 = 1525.00 SQ.M
S. CAR AREA	= 121 X 10.35 = 1252.35 SQ.M
SCOOTER AREA	= 730 X 2.00 = 1460.00 SQ.M
TOTAL =	1525.00 + 1252.35 + 1460.00
	= 8641.20 SQ.M
REQUIRED PARKING AREA = 8641.20 SQ.M	

TOTAL FSI STATEMENT	
	MHADA
	FSI
	ANCL.
	TOTAL
BASEMENT FL - 01	---
BASEMENT FL - 02	---
GROUND FL.	224.22
1ST FLOOR	142.09
2ND FLOOR	85.25
3RD FLOOR	227.34
4TH FLOOR	164.79
5TH FLOOR	98.88
6TH FLOOR	263.67
7TH FLOOR (R.F.)	1284.04
8TH FLOOR	1027.04
9TH FLOOR	2311.08
10TH FLOOR	1590.92
11TH FLOOR	---
12TH FLOOR	---
13TH FLOOR	---
14TH FLOOR	---
15TH FLOOR	---
16TH FLOOR	---
17TH FLOOR	---
18TH FLOOR	---
19TH FLOOR	---
20TH FLOOR	---
TOTAL	5100.92
TENEMENT	29

MHADA BLDG.	FSI	ANCL.	TOTAL	TEN.
MHADA BLDG.	5100.92	---	5100.92	29
COMM. BLDG.	1284.04	1027.04	2311.08	---
TOTAL (RESI + COMM.)	2095.08	1231.67	3266.75	---

<<<<< 12.00 M.W.D.P. ROAD >>>>>



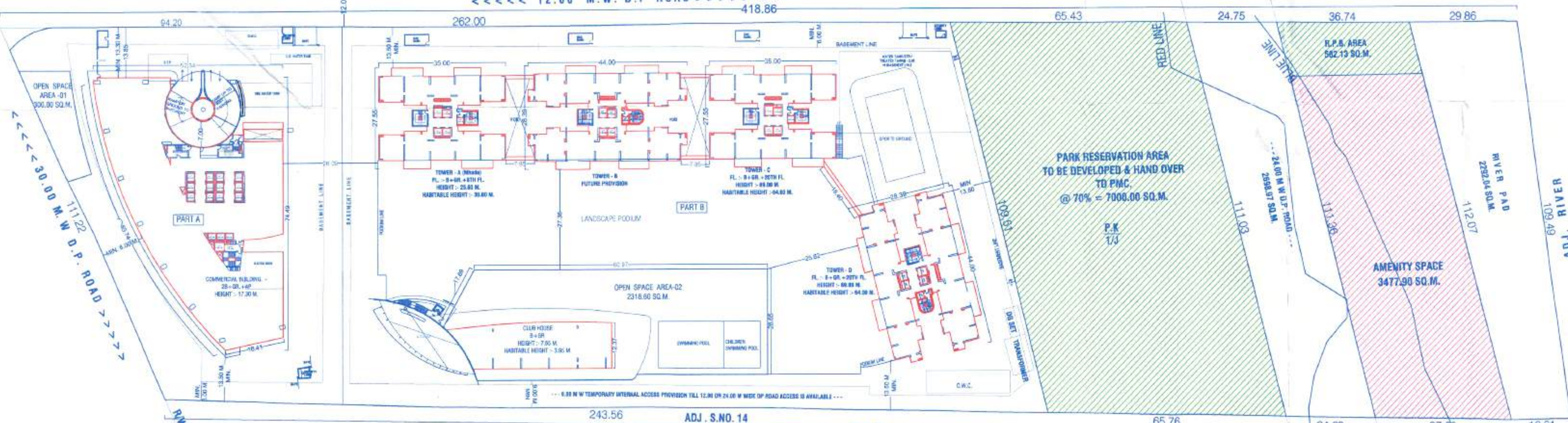
PART - A+B
AREA = 26,186.00 SQ.M

PARK RESERVATION AREA
TO BE HAND OVER TO PMC
@ 70% = 7000.00 SQ.M.

AMENITY
AREA = 3477.90 SQ.M.

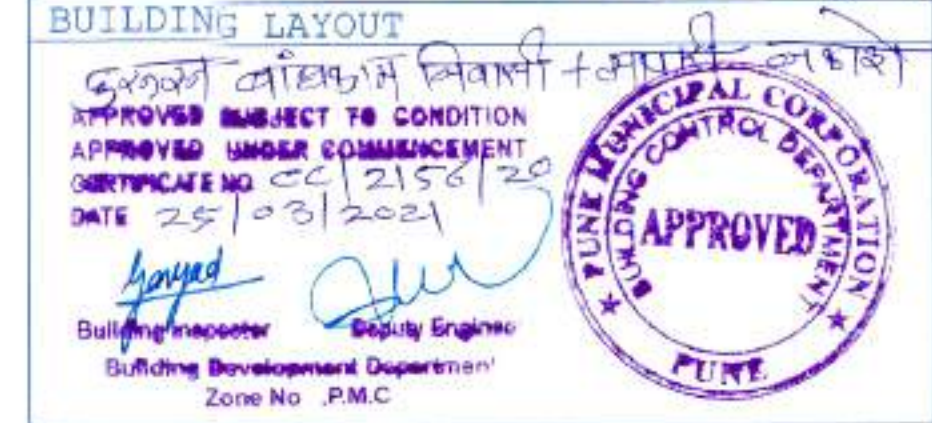
24.00 M.W.D.P. ROAD
AREA = 2698.97 SQ.M.

<<<<< 12.00 M.W.D.P. ROAD >>>>>



LAYOUT PLAN
SCALE: 1:750

STAMP OF APPROVAL



PREVIOUS SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO.	DATE
CC/0884/19	31/07/2019
CC/2387/19	07/11/2020
CC/0280/20	28/07/2020

AREA STATEMENT

Area of Plot	SQ.M.
Minimum area of a.b.c. to be considered (After Sub-Division)	42,237.04
a) As per ownership documents (17/12, C.T.S Extract)	---
b) As per measurement sheet	---
c) As per site	---

Deduction for

a) Proposed D.P./D.P. Road widening area (24.00 M.W.)	2698.97
b) Any D.P. Reservation area (PARK)	10,000.00
c) Any D.P. Reservation area (R.P.B)	4060.03
d) Any D.P. Reservation area (River pad area)	2292.04
Total Area (a+b)	19,051.04

Gross Area Of Plot (1 + 2)

23,186.00

Amenity space

a) Required as per layout (ADJUSTED IN R.P.B = 3477.90)	---
b) Adjustment of 2b	---
c) Balance Proposed	---

Service road & highway widening

Internal Road Area

Net Area of Plot For Premium/Basis T.O.R. Calculation =

33,186.00

Net Area of Plot for Development (23186 + 3086 = 26272.00)

PART 'A' (COMM.)	PART 'B' (RESI.)	TOTAL
7,260.00	18,926.00	26,186.00

Recreational Open space

a) Required - 10%	---	---	2618.60
b) Proposed	---	---	2618.60

Built Up Area With Reference To Basic F.S.I as per front road width (S.no. 7a) X 1.10%

---	---	---	36,504.60
-----	-----	-----	-----------

Addition of area for F.S.I.

a) in situ area against D.P. Road (2 x 1.10 x 2311.08)	5397.94	---
b) in situ area against Amenity Space if handed over (120 or 1.85 x 36504.60 x 1.10) and/or (c) if applicable (AMENITY ADJUSTED IN R.P.B) @ 1.10	4060.03	---
c) Premium F.S.I. area @ 50% of S.no. 07(a)	16,993.00	---
d) TDR Area @ 1.40% of S.no. 06 S397.94 - 4060.03 = 37,002.43	37,002.43	---
e) Regular @ 70% = 25,901.70	---	---
f) Slum @ 30% = 11,100.73	---	---
TOTAL OF (a+f+c+d)	63,053.40	---

Additional F.S.I. Area Under Chapter No. 07

Total B.U.P. area in proposal

F.A.R.	ANCILLARY AREA	TOTAL
(a)	(b)	(a+b)
COMMERCIAL	1284.04	1027.23
RESIDENTIAL	18,811.04	11,286.63
TOTAL	20,095.08	12,313.86
		12,313.87
		32,408.75

a) TOTAL PERMISSIBLE (or no. 09)

36,504.60

b) TOTAL PROPOSED F.S.I (11a)

20,095.08

Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width As per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable 36,504.60 X 3.00 X 1.6 =

1,75,222.08

F.S.I. CONSUMED

0.65

Area Of Inclusive Housing, If Any

a) Required - (20% Of S.no. 3 X 1.10)	5100.92
b) Proposed	5100.92

I hereby declare that I am the Architect/ Licensed Engineer / Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

a) PLOT BOUNDARY ---

b) PROPOSED WORK ---

c) DRAINAGE LINE ---

d) WATER LINE ---

NAME, SIGN & ADDRESS OF OWNER :-

The Municipal Drawing TOWER Is Prepared From The Instruction, Information, Specification, Papers And Legal Documents Etc. Given Me And The Authority Of The Same Is My Responsibility I The Owner / P.O.A. Holder Have Read & Studied This And All The Drawing TOWERS Along With Documents For Submission And They Are As Per My Instructions & Information Given To The Architect.

MR. BHARAT D AGARWAL
FOR KEYWEST REALTY PRIVATE LIMITED.

PROJECT :

REVISED LAYOUT OF BUILDING (COMMERCIAL + RESIDENTIAL) ON PLOT 2 (A+B) , S.NO. 13, HISSA NO. 3 TO 19, PLOT NO. 2 AT BALEWADI, PUNE

ARCHITECT

JAY AERAM
ARCHITECTURAL CONSULTANT
403, AKSHAY CENTRE, C.T.S. NO. 1060 + 51
TILAK ROAD, SHUKRAWAR PETH 02
PUNE 411030. (PH. - 4123246)
E-MAIL - architect@jayaram.com
arch.jayaram@gmail.com

JOB NO.	DATE	SCALE	DRN. BY	CHKD. BY
656	26.03.2021	1:100	SANGITA	JAY SIR

1. PLOT NO. 2, PLOT NO. 19, PLOT NO. 18, PLOT NO. 17, PLOT NO. 16, PLOT NO. 15, PLOT NO. 14, PLOT NO. 13, PLOT NO. 12, PLOT NO. 11, PLOT NO. 10, PLOT NO. 9, PLOT NO. 8, PLOT NO. 7, PLOT NO. 6, PLOT NO. 5, PLOT NO. 4, PLOT NO. 3, PLOT NO. 2, PLOT NO. 1, PLOT NO. 0