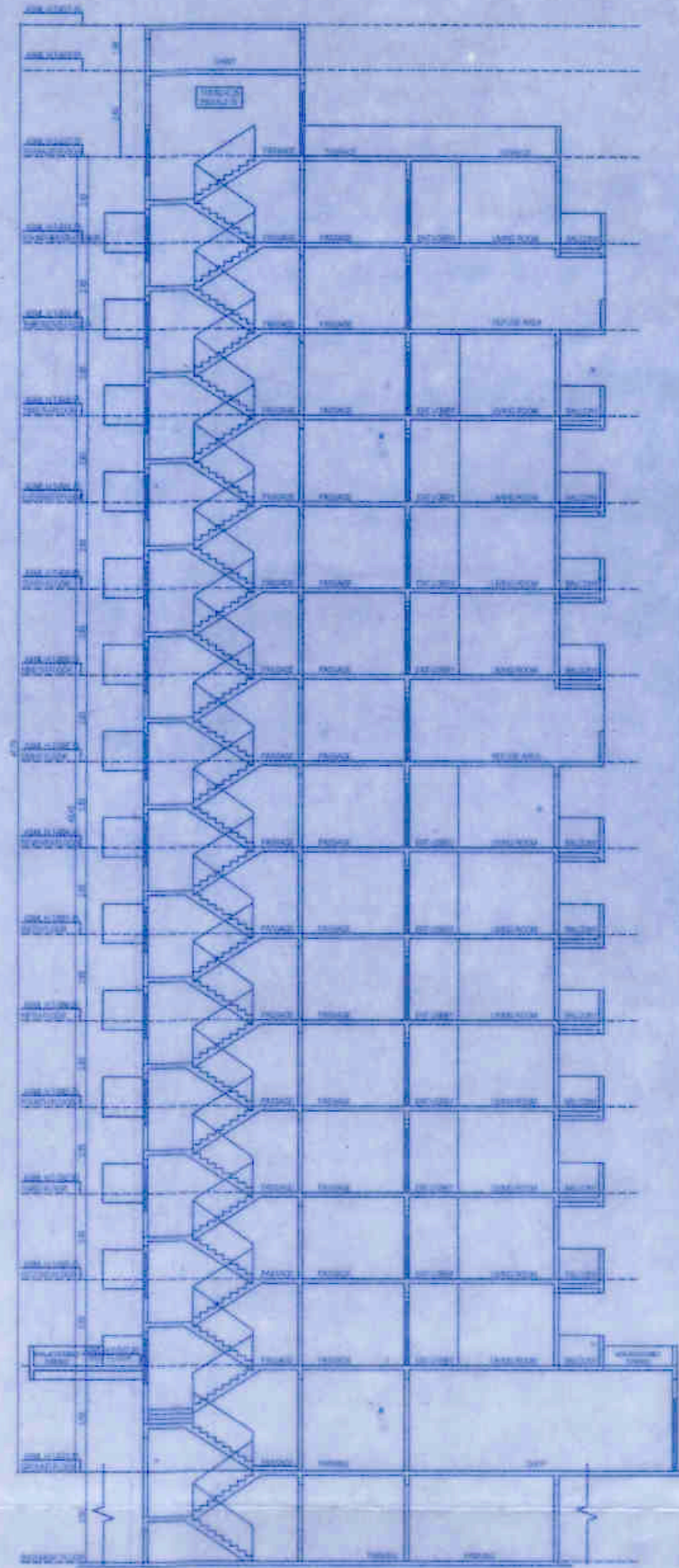


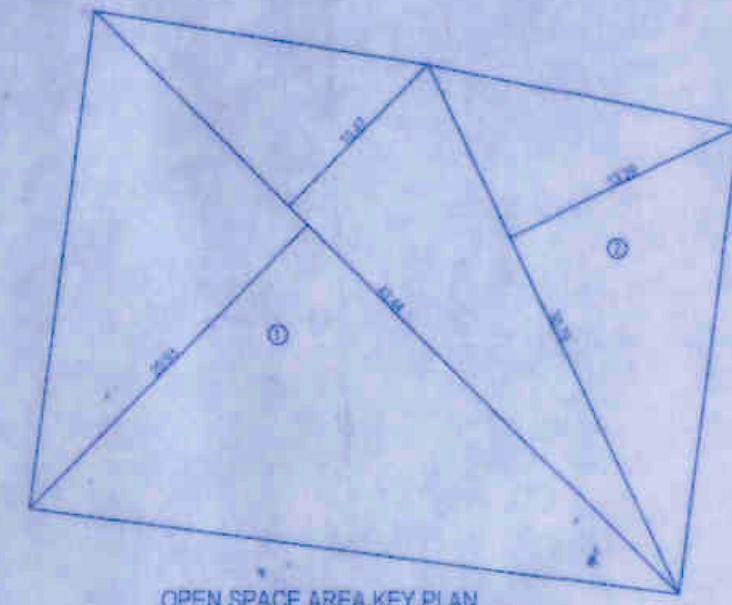


SECTION OF BUILDING A3
(SCALE: 1/100)

CONSTRUCTION AREA CALCULATION				
SR.NO.		FOR RESIDENTIAL FSI	FOR COMMERCIAL	TOTAL UNIT
1		29662.49	350	30012.49 SQM
NON-FSI				
1	BALCONY	0	0	0 SQM
	SERVICE BALCONY	0	0	0 SQM
	PASSAGE	0	0	0 SQM
	STAIRCASE	0	0	0 SQM
	HIRE STAIRCASE	0	0	0 SQM
	LIFT & MC ROOM	35	0	35 SQM
	TERRACE	0	0	0 SQM
	REFUSE AREA	350	0	350 SQM
	OHWT AREA	150	0	150 SQM
	UGWT AREA	300	0	300 SQM
	OWC AREA	60	0	60 SQM
	STP AREA	100	0	100 SQM
	TRASHORER AREA	50	0	50 SQM
	SECURITY CABIN AREA	5	5	10 SQM
	CLUBHOUSE	225	0	225 SQM
	COVERED PARKING	10000	0	10000 SQM
TOTAL				11280
TOTAL FSI+ NONFSI				41292.49

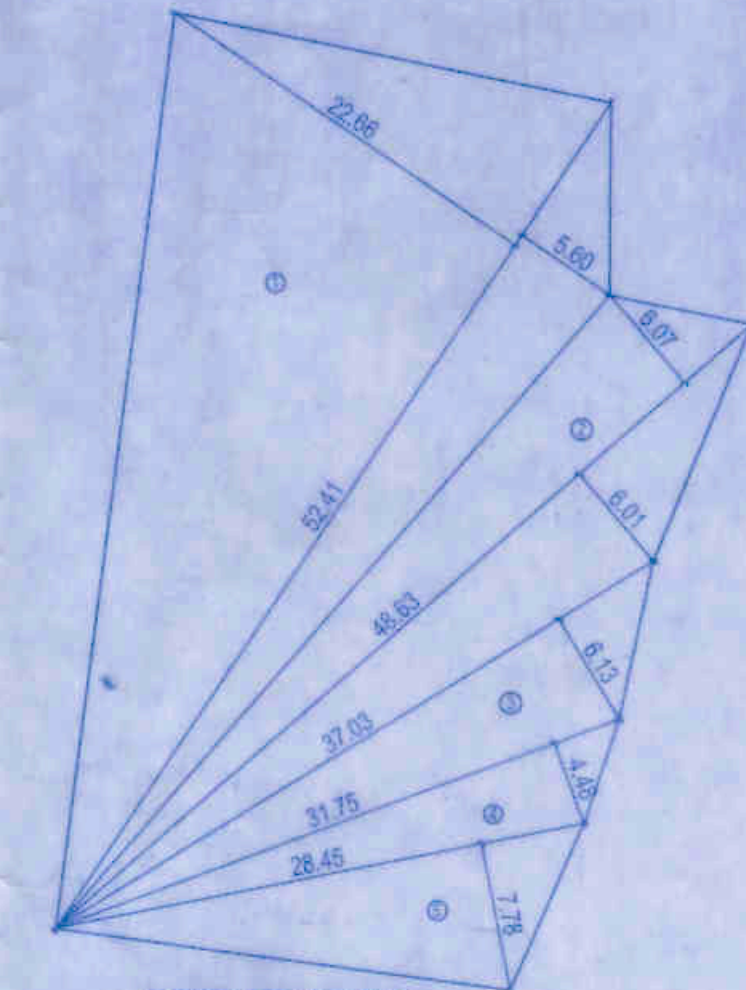
MASTER F.S.I. STATEMENT (ALL AREAS IN SQ.M.) (PLOT-1)							
SR. NO.	FLOORS	BUILDING NAME	BUILDING HEIGHT IN M	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	TOTAL BUILTUP AREA	LIFT ROOM AREA
1	B+P+14	A1	42.90	0.00	6937.03	6937.03	9.31
2	B+P+14	A2	42.90	0.00	12312.84	12312.84	13.51
3	B+P+14	A3	43.40	350.00	8716.76	9066.76	9.32
TOTAL				350.00	27966.63	28316.63	32.14
MASTER F.S.I. STATEMENT FOR INCLUSIVE HOUSING (ALL AREAS IN SQ.M.) (PLOT-1)							
SR. NO.	FLOORS	BUILDING NAME	BUILDING HEIGHT IN M	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	TOTAL BUILTUP AREA	LIFT ROOM AREA
1	B+P+14	A1	42.90	0.00	1695.86	1695.86	0.00
TOTAL				0.00	1695.86	1695.86	0.00

PARKING AREA STATEMENT					
AREA OR NO. TENEMENT	REQUIRED CAR	SCOOTER	PROPOSED		
			CAR	SCOOTER	
MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS, AND OTHER COMMERCIALS) INCLUDING WHOLESALE MARKETS (2.6 FOR EVERY 100 SQ.M CARPET)	350	7	21	7	21
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 30 SQ.M BUT LESS THAN 40 SQ.M (2.2)	0	0	0	0	0
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1.5)	358	179	895	179	895
TOTAL			186.00	916.00	186.00
5% Extra					9.30
TOTAL					195



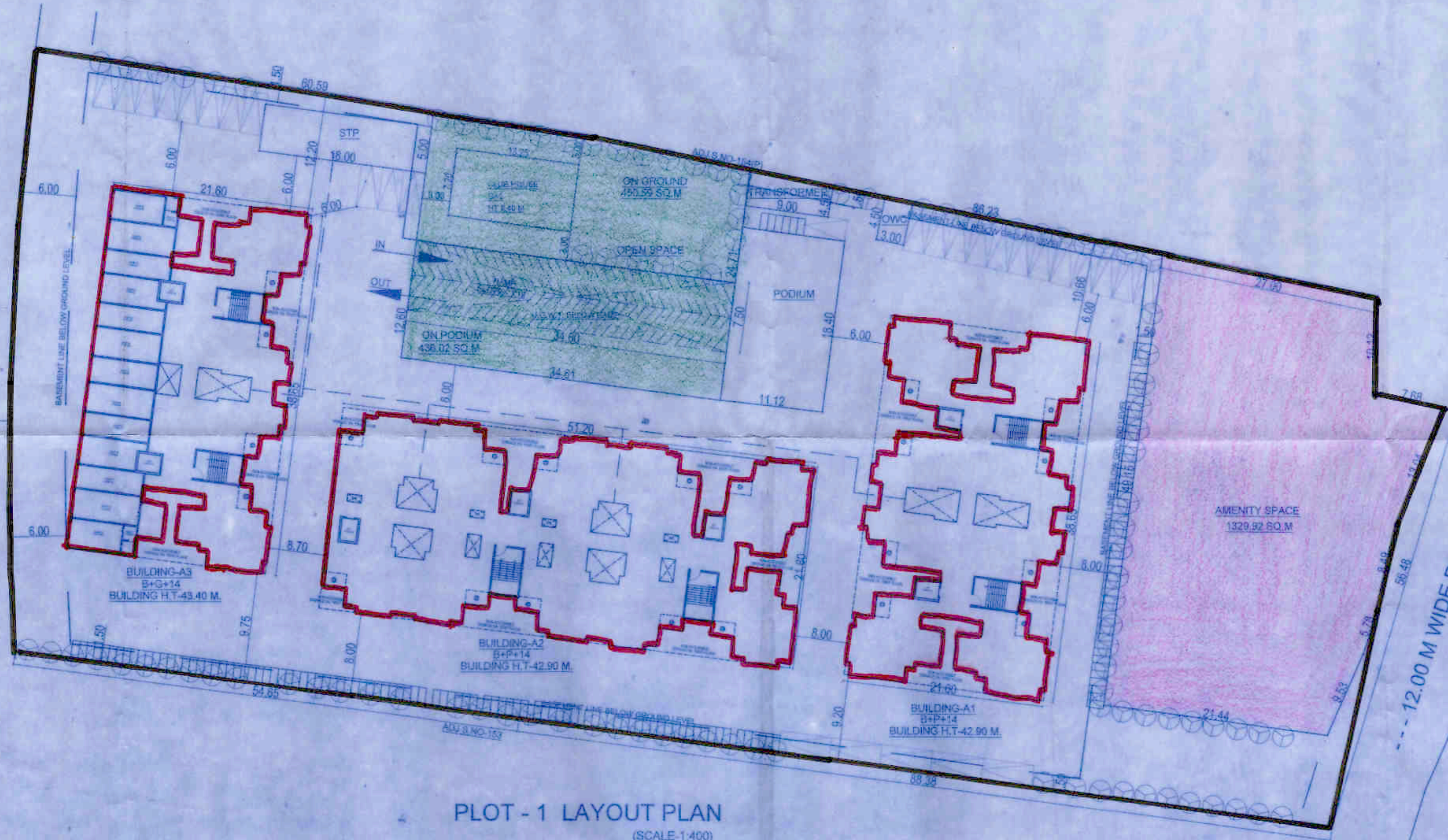
OPEN SPACE AREA KEY PLAN
(SCALE: 1/400)

OPEN SPACE AREA CALCULATION				
1	0.50	X	43.44	X
2	0.50	X	30.79	X
TOTAL				886.61 SQ.M

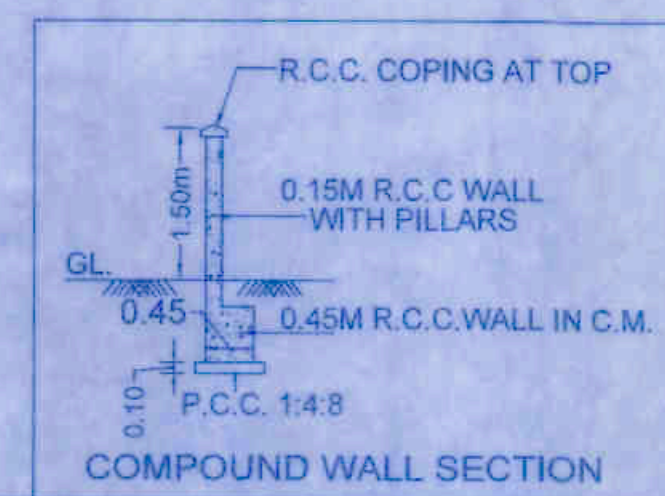


AMENITY AREA KEY PLAN
(SCALE: 1/400)

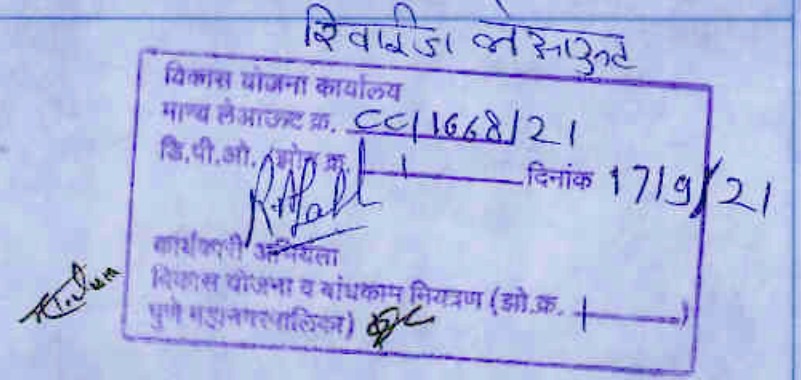
AMENITY AREA CALCULATION (PLOT-1)				
1	0.50	X	52.41	X
2	0.50	X	48.63	X
3	0.50	X	37.03	X
4	0.50	X	31.75	X
5	0.50	X	28.45	X
TOTAL				1329.92 SQ.M



PLOT - 1 LAYOUT PLAN
(SCALE: 1/400)



STAMP OF APPROVAL



नगर विकास विभाग, पुणे
नगर विकास विभाग, पुणे
नगर विकास विभाग, पुणे

AREA STATEMENTS		Area in SQM
PLOT-1		
1	Area of Plot (Minimum area of a,b,c to be considered)	
a)	Area As per Proposed Sub-Division	8866.11
b)	Gross Area Of Plot	8866.11
Minimum Area to be considered		8866.11
2 a)	R.P. Road area not to be deducted	1924.15
3	Balance area of plot	8866.11
4	Amenity Space (If Applicable)	
a)	Required	1329.92
b)	Adjustment of 2(b), if any	1329.92
c)	Balance Proposed	0.00
5	Net Plot Area (3-4(c))	7536.19
6	Recreational Open Space (If Applicable)	
a)	Required	886.61
b)	Proposed	886.61
7	Internal Road area	0.00
8	Plotable area (If Applicable)	0.00
9	Built up area with reference to Basic FSI as per front road width (Sr. No. 5 x Basic FSI - 1.10)	8289.81
10	Additional FSI on payment of premium	
Maximum permissible premium FSI- based on road width/TOD Zone (Sr. No. 5 x 0.5)		3768.10
a)	Proposed FSI on payment of premium	3768.10
11	In-Situ FSI/TDR loading	
a)	In-Situ area against D.P. road [2.0 x Sr.No. 2(a)], if any	3848.30
b)	In-Situ area against Amenity Space if handed over [2.0 or 1.85 x Sr. No. 4(b) and/or (c)]	2659.83
c)	TDR area [(Sr.No.5 x 1.40)-(Sr.No. 11(a)+11(b))]	0.00
d)	Total in-situ/TDR loading proposed [(11(a)+(b)+(c))]	6508.13
12	Additional FSI area under Chapter No. 7 (Green Building Star rating) (Sr.No. 9 x 0.07)	0.00
13	Total entitlement of FSI in the proposal	
a)	[9+10(b)+11(d)+12(for Green Building)] or 12 Whichever is applicable	18566.04
b)	Ancillary Area FSI upto 60% or 80% with payment of charges (Sr.No. 13(a) x 0.6 or 0.8)	11139.63
c)	Total entitlement (a+b)	29705.67
Maximum utilization limit of FSI (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]		29705.66
14	Total Built-up Area in proposal (excluding area at Sr.No.17b)	0.00
a)	Existing Built-up Area	0.00
b)	Proposed Built-up Area (as per 'P'-line)	28316.63
c)	Total (a+b)	28316.63
15	FSI Consumed (15/5) (should not be more than Sr.No. 14 above)	3.76
16	Area for inclusive housing (if any)	
a)	Required (20% of sr. no. 5)	1657.96
b)	Proposed	1695.86

NOTE
PLOT BOUNDARY SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN THICK RED.
DEMOLISHED WORK SHOWN IN YELLOW.
DRAINAGE LINE SHOWN IN DOTTED RED.
WATER LINE SHOWN IN DOTTED BLACK.

PROPOSED REVISED LAYOUT FOR PLOT - 1
AT S. NO. 154 HISSA NO. 10A-11-12-13-14-15A(P)-16R-16-17-18-19-20-21-22-23
VILLAGE-FURSUNGI, TAL. HAVELI, DIST. PUNE.

SCALE : AS SHOWN DATE : 16/09/2021 SHEET NO 02/03
DRAWN BY : AMAR CHECKED BY : SHAILESH

OWNER NAME & SIGNATURE
MR. PNADURANG HARPALE AND OTHERS THROUGH
PAH MR. NITIN MALPANI FOR MALPANI PROPERTIES

ARCHITECT
AR. SHAILESH P. DANDANE
(CA/2005/37015)

Project Architects

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SCALE : 1:200