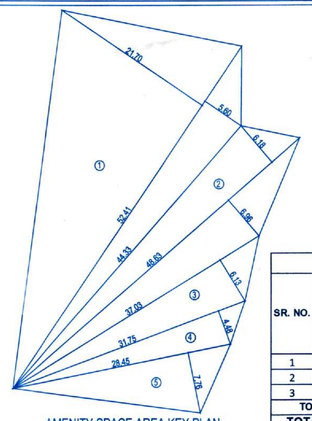
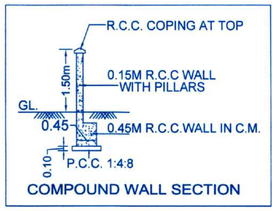
CONSTRUCTION AREA CALCULATION					
SR.NO		FOR RESIDENTIAL	FOR COMMERCIAL	TOTAL	UNIT
		FSI			
1		28618.39	286.22	28904.61	SQM
		NON- FSI			
1	BALCONY	0	0	0	SQM
	SERVICE BALCONY	0	0	0	SQM
	PASSAGE	0	0	0	SQM
	STAIRCASE	0	0	0	SQM
	FIRE STAIRCASE	0	0	0	SQM
	LIFT & MC ROOM	32.14	0	32.14	SQM
	TERRACE	0	0	0	SQM
	REFUSE AREA	212	0	212	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
	TRASFORER AREA	50	0	50	SQM
	SECURITY CABIN AREA	5	5	10	SQM
	CLUBHOUSE	0	0	0	SQM
	COVERED PARKING	8788.82	0	8788.82	SQM
	TOTAL			9702.96	
	TOTAL FSI+ NONFSI			38607.57	

UNIT NUMBERS FOR 50% DISCOUNT (STAMP DUTY PAID BY DEVELOPER AS PER CIRCULAR NO-1820 DATED-14/01/2021			
BUIL.NAME	FLOOR	FLAT NO	AREA SQ.M
A1	FIRST	101, 102, 103, 104, 105, 106, 107, 108	594.19
	SECOND	201, 204, 205, 206, 207, 208	488.94
	THIRD	301, 304, 305, 306, 307, 308	488.94
	FOURTH	401, 404, 405, 406, 407, 408	488.94
	FIFTH	501, 504, 505, 506, 507, 508	488.94
	SIXTH	601, 604, 605, 606, 607, 608	488.94
	SEVENTH	701, 704, 705, 706, 707, 708	488.94
	EIGHT	801, 804, 805, 806, 807, 808	437.84
	NINETH	901, 904, 905, 906, 907, 908	488.94
	TENTH	1001, 1004, 1005, 1006, 1007, 1008	488.94
	ELEVENTH	1101, 1104, 1105, 1108	380.32
	TWELTH	1201, 1204, 1205, 1208	380.32
	THIRTEEN	1301, 1304, 1305, 1306, 1307, 1308	488.94
	FOURTEEN	1401, 1404, 1405, 1408	380.32
		TOTAL	6573.45
A3	FIRST	101, 102, 103, 104, 105, 106, 107, 108	594.19
	SECOND	201, 202, 203, 204, 205, 206, 207, 208	594.19
		TOTAL	1188.38
		TOATL A1+A3	7761.83
		ANCILLARY+ PREMIUM AREA	7660



AMENITY SPACE AREA KEY PLAN
(SCALE-1:400)

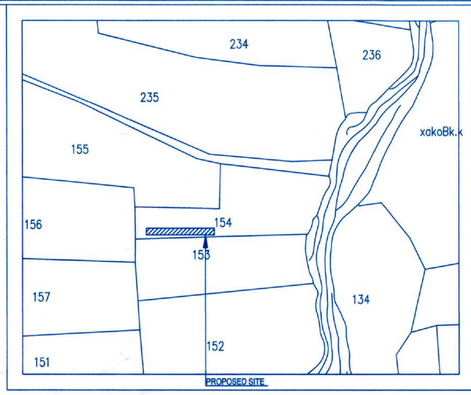
AMENITY SPACE AREA CALCULATION								
1	0.50	X	52.41	X	27.30	=	715.40	SQ.M
2	0.50	X	48.63	X	13.14	=	319.52	SQ.M
3	0.50	X	37.03	X	6.13	=	113.50	SQ.M
4	0.50	X	31.75	X	4.48	=	71.12	SQ.M
5	0.50	X	28.45	X	7.76	=	110.39	SQ.M
TOTAL						=	1329.92	SQ.M



COMPOUND WALL SECTION

MASTER F.S.I. STATEMENT (ALL AREAS IN SQ.M.) (PLOT-1)									
SR. NO.	FLOORS	BUILDING NAME	BUILDING HEIGHT IN M	B/UP AREA COMMERTIAL	B/UP AREA RESIDENTIAL	TOTAL BUILTUP AREA	LIFT ROOM AREA	NO. OF TENEMENTS	
1	B+P+14	A1	42.90	0.00	6624.55	6624.55	9.31	80	
2	B+P+14	A2	42.90	0.00	11947.18	11947.18	13.51	140	
3	B+G+14	A3	43.40	286.22	8318.66	8604.88	9.32	112	
TOTAL				286.22	26890.39	27176.61	32.14	332.00	
TOTAL FSI				(27176.61 + 32.14 LIFT) = 27208.75 SQM					

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 COMMERTIAL	B/UP AREA RESIDENTIAL	TOTAL BUILTUP AREA	LIFT ROOM AREA	NO. OF TENEMENTS
1	B+P+14	A1	42.90	0.00	1695.86	1695.86	0.00	32
TOTAL				0.00	1695.86	1695.86	0.00	32.00



LOCATION PLAN

PARKING AREA STATEMENT			
	AREA OR NO.TENEMENT	REQUIRED CAR	REQUIRED SCOOTER
MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS, AND OTHER COMMERTIALS USERS) INCLUDING WHOLESALE MARKETS (2,6 FOR EVERY 100 SQM CARPET)	286.22	6	17
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 30 SQ.M BUT LESS THEN 40 SQ.M (1,2)	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)	364	182	910
TOTAL		187.72	927.17
5% Extra		9.39	46.36
TOTAL PARKING REQUIRED		197	974
TOTAL PARKING PROPOSED		267	1035

AREA OF INCLUSIVE HOUSING (TO BE HANDOVER TO MHADA)			
BUIL.NAME	FLOOR	FLAT NO	AREA SQ.M
A1	SECOND	202 203	105.41
	THIRD	302 303	105.41
	FOURTH	402 403	105.41
	FIFTH	502 503	105.41
	SIXTH	602 603	105.41
	SEVENTH	702 703	105.41
	EIGHT	802 803	105.41
	NINETH	902 903	105.41
	TENTH	1002 1003	105.41
	ELEVENTH	1102 1103 1106 1107	213.92
	TWELTH	1202 1203 1206 1207	213.92
	THIRTEEN	1302 1303	105.41
	FOURTEEN	1402 1403 1406 1407	213.92
		TOTAL	1695.86

WATER STORAGE CAPACITY (BUILDING-A1)						
FOR RESIDENTIAL						
PERSON		TENEMENT		TOTAL		
5	X	112	=	560		PERSONS
1PERSON			=	135.00		LTR
560	X	135.00	=	75600.00		LTR
TOTAL O.H.W.T CAPACITY						
TOTAL			=	75600.00		LTR
ADD FIRE FIGHTING PER BUILDING 20000 UT			=	20000.00		LTR
75600	+	20000	=	95600.00		LTR
TOTAL			=	95600.00		LTR
TOTAL U.G.W.T CAPACITY						
TOTAL			=	113400.00		LTR
ADD FIRE FIGHTING PER BUILDING 75000 UT			=	75000.00		LTR
113400	+	75000	=	188400.00		LTR
TOTAL			=	188400.00		LTR

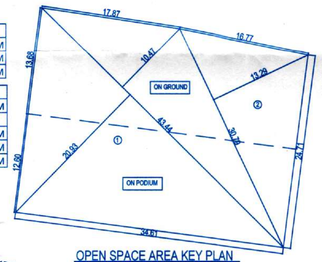
WATER STORAGE CAPACITY (BUILDING-A2)						
FOR RESIDENTIAL						
PERSON		TENEMENT		TOTAL		
5	X	140	=	700		PERSONS
1PERSON			=	135.00		LTR
700	X	135.00	=	94500.00		LTR
TOTAL O.H.W.T CAPACITY						
TOTAL			=	94500.00		LTR
ADD FIRE FIGHTING PER BUILDING 20000 UT			=	20000.00		LTR
94500	+	20000	=	114500.00		LTR
TOTAL			=	114500.00		LTR
TOTAL U.G.W.T CAPACITY						
TOTAL			=	141750.00		LTR
ADD FIRE FIGHTING PER BUILDING 75000 UT			=	75000.00		LTR
141750	+	75000	=	216750.00		LTR
TOTAL			=	216750.00		LTR

WATER STORAGE CAPACITY (BUILDING-A3)						
FOR RESIDENTIAL						
PERSON		TENEMENT		TOTAL		
5	X	112	=	560		PERSONS
1PERSON			=	135.00		LTR
560	X	135.00	=	75600.00		LTR
TOTAL O.H.W.T CAPACITY						
TOTAL			=	75600.00		LTR
ADD FIRE FIGHTING PER BUILDING 20000 UT			=	20000.00		LTR
75600	+	20000	=	95600.00		LTR
TOTAL			=	95600.00		LTR
TOTAL U.G.W.T CAPACITY						
TOTAL			=	113400.00		LTR
ADD FIRE FIGHTING PER BUILDING 75000 UT			=	75000.00		LTR
113400	+	75000	=	188400.00		LTR
TOTAL			=	188400.00		LTR

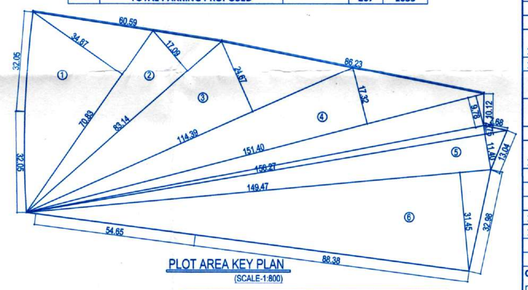
OCCUPANCY LOAD FOR SHOP CALCULATION						
3.00 SQ.M PER PERSON						
SHOP AREA				=	286.22	SQ.M
NO.OF PERSON		286.22	%	3 =	96.00	PERSON
		MALE		FEMALE		
		48		48	TOTAL REQUIRED.	
WC		3		4	7	
URINALS		3		0	3	

OPEN SPACE AREA CALCULATION								
1	0.50	X	43.44	X	31.40	=	682.01	SQ.M
2	0.50	X	30.79	X	13.29	=	204.60	SQ.M
TOTAL						=	886.61	SQ.M

OPEN SPACE CALCULATION			
OPEN SPACE REQUIRED AREA		=	886.61 SQ.M
OPEN SPACE PROPOSED AREA			
	ON GROUND	=	450.59 SQ.M
	ON PODIUM	=	436.02 SQ.M
TOTAL OPEN SPACE PROPOSED AREA		=	886.61 SQ.M

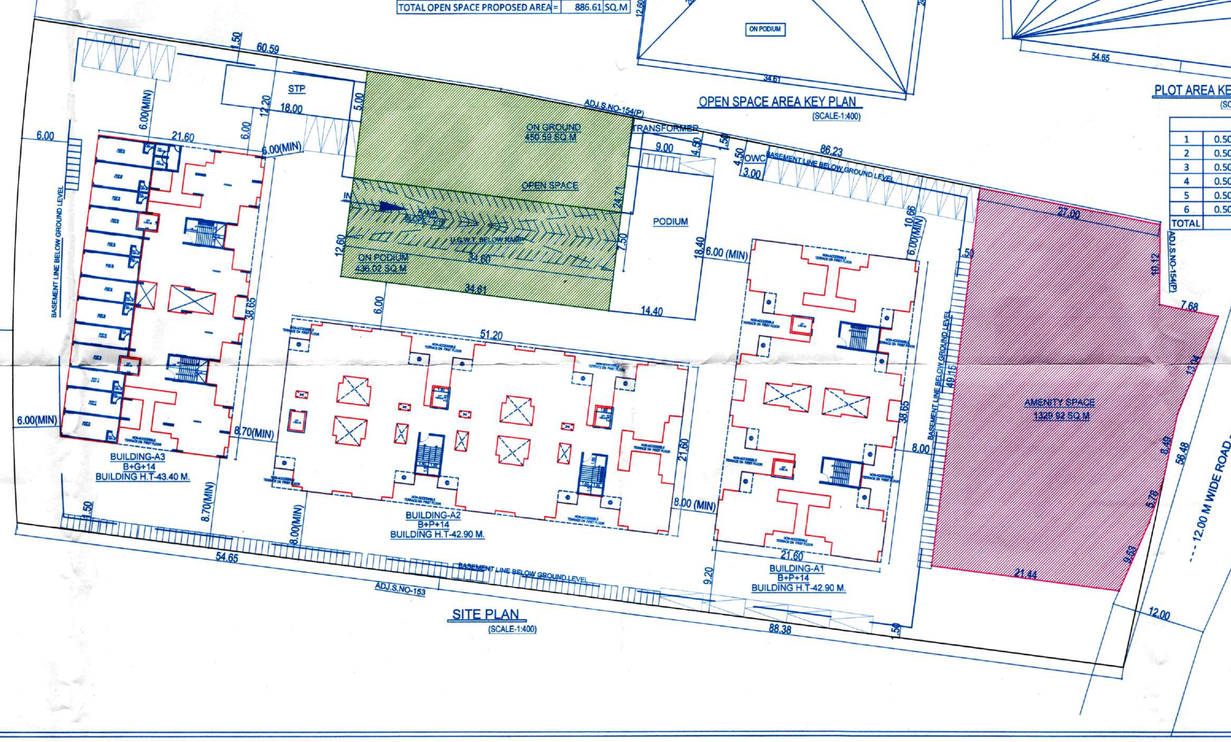


OPEN SPACE AREA KEY PLAN
(SCALE-1:400)



PLOT AREA KEY PLAN
(SCALE-1:800)

PLOT AREA CALCULATION								
1	0.50	70.83	X	34.87	=	1234.92	SQ.M	
2	0.50	83.14	X	17.09	=	710.43	SQ.M	
3	0.50	114.39	X	24.67	=	1411.00	SQ.M	
4	0.50	151.40	X	27.12	=	2052.98	SQ.M	
5	0.50	156.27	X	14.15	=	1105.61	SQ.M	
6	0.50	149.47	X	31.46	=	2351.16	SQ.M	
TOTAL					=	8866.11	SQ.M	



SITE PLAN
(SCALE-1:400)

STAMP OF APPROVAL

01 / 11

Date 16/02/23
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/1.30/2022

Building Inspector — Assistant Engineer P.M.C

PUNE MUNICIPAL CORPORATION * BUILDING CONTROL DEPARTMENT * APPROVED

AREA STATEMENTS			Area in SQM
			Plot -1
1		Area of Plot (Minimim area of a,b,c to be considered)	
	a)	Area of Plot as per Sub-Division	8866.11
	b)	As per measurement sheet	8866.11
	c)	As per site	8866.11
		Minimum Area to be considered	8866.11
2		R.P. Road area not to be deducted	1924.15
3		Balance area of plot (1-2)	8866.11
4		Amenity Space (If Applicable)	
	a)	Required	1329.92
	b)	Adjustment of 2(b), If any	0.00
	c)	Balance Proposed	1329.92
5		Net Plot Area (3-4(c))	7536.19
6		Recreactional 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	
	a)	Maximum permissible premium FSI- based on road width/TOD Zone (Sr. No. 5 x 0.5)	4433.06
	b)	Proposed FSI on payment of premium	2208.00
11		InSitu FSI/TDR loading	
	a)	In-Situ area against D.P. road [2.0 x Sr.No. 2], 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 5star 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	17005.95
	b)	Ancillary Area FSI upto 60% or 80% with payment of charges (Sr.No. 13(a) x 0.6 or 0.8)	10203.57
	c)	Total entitlement (a+b)	27209.51
14		Total Built-up Area in proposal (excluding area at Sr.No.16b)	0.00
	a)	Existing Built-up Area	0.00
	b)	Proposed Built-up Area (as per 'P-line)	27208.75
	c)	Total (a+b)	27208.75
15		FSI Consumed (14/3)	3.07
16		Area for Inclusive housing (if any)	
	a)	Required (20% of sr. no. 9)	1657.96
	b)	Proposed	1695.86

Certificate of Area: Certified that the plot undre reference was surveyed by me on Dt 10/09/2020 and the dimensions of sides etc. of plot stated on plan are measured on site as per shown by owner/developer/P.A.H. and the area so worked out tallies with the area stated in documents of ownwrship/T.P. scheme records/land records department/city survey records.

Signature Of Architect

Owners/Developer/PAH Declaration : I/We undersigned hereby confirms that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We execute the structure as per sanctioned pains. Also I/We execute the work under supervision of proper technical person (i.e. Full time Site Supervisor appointed by I/We other than Architect and Structural Engineer) so as to ensure the quality and safety at the work site.

Signature Of Owner/Developer/PAH

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

NORTH

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

SCALE : AS SHOWN	DATE : 16 FEB 2023
DRAWN BY : AMAR	CHECKED BY : SHAILESH

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

ARCHITECT
AR. SHAILESH P DANDANE
(CA/2006/37015)

Project Architects
spiro designs
201, International Business Bay,
Gurunanak Nagar, Bhawani Peth,
Pune -411 002

SCALE :- 1:200