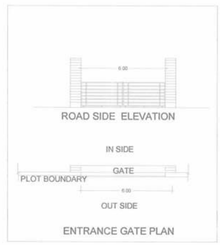
F.S.I. STATEMENT (IN SQ.M.)

BUILDING NO.	HEIGHT OF BUILDING (M)	FLOOR	LOWER GROUND	UPPER GROUND	GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH (Ref.)	9TH	10TH	11TH	12TH	13TH (Ref.)	14TH	15TH	16TH	17TH	18TH (Ref.)	19TH	20TH	21TH	22ND	TOTAL BUP AREA	TENEMENT (NO)
A1	69.975	B+LG+UG+22	0.00	119.09	0.00	364.95	364.95	364.95	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	8102.21	88
A2	69.975	B+LG+UG+22	20.05	44.82	0.00	785.13	785.13	785.13	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	17226.82	195
A3	5.075	B+LG+UG	0.00	117.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.76	0
A4	5.075	B+LG+UG	20.05	44.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0000	0.00	0.00	64.91	0
A5	5.075	B+LG+UG	0.00	43.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.18	0
TOTAL RESIDENTIAL FSI			40.10	369.71	0.00	1150.08	1150.08	1150.08	1150.08	1150.08	1150.08	1150.08	1097.85	1150.08	1150.08	1150.08	1150.08	1097.85	1150.03	1150.08	1150.08	1150.08	1097.85	1150.08	1150.08	1150.08	1150.08	25554.88	283

COMPOUND WALL SECTION



ENTRANCE GATE PLAN

LOCATION PLAN N

STAMP OF APPROVAL 1 17

LAYOUT

नविन निवासी दि-16/9/21
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO.....CC/1666/21
Building Inspector Assistant Engineer P.M.C.
POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT SHOWING FSI & TENEMENT (IN SQ.M.) 'B' BUILDING MAHADA

BUILDING	HEIGHT OF BUILDING	FLOOR	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH (REF.)	NINTH	TENTH	TOTAL FSI	TENEMENT
B (MHADA)	32.65	P+10	34.07	507.53	507.53	507.53	507.53	507.53	507.53	507.53	482.17	507.53	417.42	4993.90	85
TOTAL	0.00		34.07	507.53	507.53	507.53	507.53	507.53	507.53	507.53	482.17	507.53	417.42	4993.90	85

WATER CALCULATION

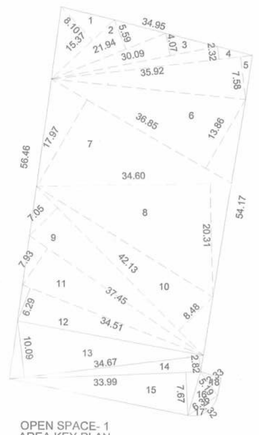
BUILDINGS	O.H.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC	FIRE FIGHTING	TOTAL	PROVIDED	U.G.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC	FIRE FIGHTING	TOTAL	PROVIDED
A1	59400	20000	79400	79400	89100	100000	189100	1091739+ 138088+ 101435+ 58100
A2	131625	20000	151625	151625	197438	100000	297438	
B	57375	20000	77375	78725	86063	50000	136063	
TOTAL	248400.00	60000.00	308400.00	309750.00	372600.00	250000.00	622600.00	1389362.50

PARKING STATEMENT

BUILDING	PARKING REQUIRED CARS	SCOOTERS	PARKING PROPOSED CARS	SCOOTERS
A1	44	220	44	150
A2	99	489	99	229
B	43	85	43	85
TOTAL	186	794	186	464
Visitors parking 5%	10	40	10	40
TOTAL	196	834	196	504
WITH REFERENCE TO UDCPR CHAPTER NO-08, TABLE NO. 8B NOTE NO. V) 50% OVER & ABOVE PARKING			98	
COMPOSITE SCOOTER PARKING			55	330
TOTAL			349	834
	X	X	X	X
	12.50	2.00	12.50	2.00
	2450.00	1668.00	4362.50	1668.00
	4118.00		6030.50	

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	(2)	(3)
A1	B+LG+UG+22	8102.21
A2	B+LG+UG+22	17226.82
A3	B+LG+UG+P	117.76
A4	B+LG+UG+P	64.91
A5	B+LG+UG+P	43.18
B	P+10	4993.90

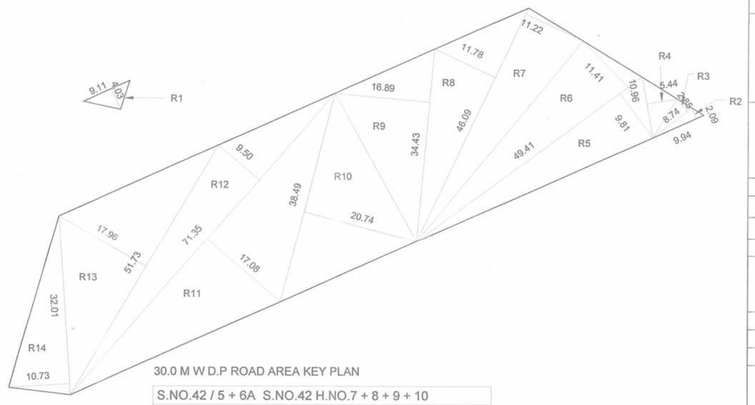


OPEN SPACE- 1 AREA KEY PLAN

10 % OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD

OPEN SPACE - 1 AREA CALCULATION

1	0.50	X	15.37	X	8.10	=	62.25	SQ.M
2	0.50	X	21.94	X	5.59	=	61.32	SQ.M
3	0.50	X	30.09	X	4.07	=	61.23	SQ.M
4	0.50	X	35.92	X	2.32	=	41.67	SQ.M
5	0.50	X	35.92	X	7.58	=	136.14	SQ.M
6	0.50	X	36.85	X	13.86	=	255.31	SQ.M
7	0.50	X	36.85	X	17.97	=	331.10	SQ.M
8	0.50	X	34.60	X	20.31	=	351.36	SQ.M
9	0.50	X	42.13	X	7.05	=	148.51	SQ.M
10	0.50	X	42.13	X	8.48	=	178.63	SQ.M
11	0.50	X	37.45	X	7.93	=	148.49	SQ.M
12	0.50	X	34.51	X	6.29	=	108.62	SQ.M
13	0.50	X	34.67	X	10.09	=	174.91	SQ.M
14	0.50	X	36.67	X	2.82	=	51.70	SQ.M
15	0.50	X	33.99	X	7.67	=	130.35	SQ.M
16	0.50	X	5.19	X	6.36	=	16.50	SQ.M
17	2/3	X	6.36	X	1.32	=	5.60	SQ.M
18	0.50	X	5.19	X	2.33	=	6.05	SQ.M
TOTAL OPEN SPACE 1 AREA						=	2269.74	SQ.M



30.0 M W D.P ROAD AREA KEY PLAN

S.NO.42 / 5 + 6A S.NO.42 H.NO.7 + 8 + 9 + 10

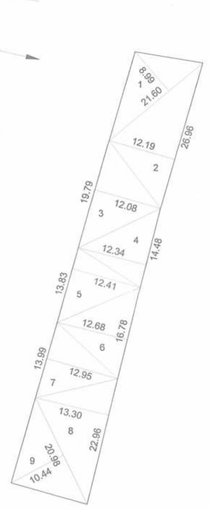
30.0 M W AREA CALCULATION BY Δ METHOD

R1	0.50	X	9.11	X	4.03	=	18.37	SQ.M
R2	0.50	X	9.94	X	2.09	=	10.39	SQ.M
R3	0.50	X	8.74	X	2.85	=	12.45	SQ.M
R4	0.50	X	5.44	X	10.96	=	29.81	SQ.M
R5	0.50	X	49.41	X	9.81	=	242.36	SQ.M
R6	0.50	X	49.41	X	11.41	=	281.88	SQ.M
R7	0.50	X	46.09	X	11.22	=	258.56	SQ.M
R8	0.50	X	46.09	X	11.78	=	271.47	SQ.M
R9	0.50	X	34.43	X	16.89	=	290.76	SQ.M
R10	0.50	X	38.49	X	20.74	=	399.14	SQ.M
R11	0.50	X	71.35	X	17.08	=	609.33	SQ.M
R12	0.50	X	71.35	X	9.50	=	338.91	SQ.M
R13	0.50	X	51.73	X	17.96	=	464.54	SQ.M
R14	0.50	X	10.73	X	32.01	=	171.74	SQ.M
TOTAL						=	3399.72	SQ.M

AREA STATEMENT

		Particulars	SQ.M
1		Plot area	
	a	As per 7/12	28700.00
	b	As per Measurement sheet	--
	c	As per site	28195.45
		Minimum area of plot	28195.45
2		Deductions	
	a	DP Road 30.0 M WIDE ROAD	3399.72
	b	DP Road 24.0 M WIDE ROAD	354.22
		Total (a+b)	3753.94
3		Balance area of plot (1-2e)	24441.51
	a	Amenity space Required 5 % of 24441.51	1222.08
4	b	Amenity space Proposed	1744.150000
5		Net plot area (3-4)	22697.36
6		Recreational Open space	
	a	Required	2269.74
	b	Proposed	2269.74
7		Internal road area (1015.27 + 515.72)	1530.99
8		Plotable area	NA
9		Basic FSI (5x1.1) (22697.36 X 1.10)	24967.10
10		Addition of FSI on payment of premium	---
	a	Permissible - Based on road width (5x0.5) (50 % of 0.00)	---
	b	Proposed (Note xiv - page 114) on entire plot	---
11		In-situ FSI / TDR loading	---
	a	In-situ FSI against DP road Handed over area (2x2b times) 30.0M ROAD AREA= 1944.71 X2=3889.42 - 1735.19 =2154.23	2154.23
	b	In-situ area against Amenity space (2 x 4b)	---
	c	TDR 1.4 - 11b (Note xiv - page 114) on net plot area	---
	d	incentive fsi for green buildings 5% of basic fsi (9X0.05)	1248.35
	e	Total (11a+d)	3402.58
12		Additional area under chapter 7	
13		Total entitlement of FSI	
	a	Basic FSI + Green building area (9+11e)	28369.68
	b	Residential Ancillary Area 60%	---
	c	Commercial Ancillary Area 80%	---
	d	Total (a)	28369.68
14		Maximum FSI permissible (Maximum building Potential as per road width x 1.60)	28369.68
15		Total FSI	
	a	Proposed Built-up Area Residential	25554.88
	b	Proposed Built-up Area Commercial	0.00
		Total (a+b)	25554.88
16		FSI consumed (15/13) should not be more than (14)	0.90
17		Inclusive housing	
	a	Required - 20% of (9)	4993.42
	b	Proposed	4993.90

LAYOUT PLAN N



12.0 M WIDE INTERNAL ROAD-1 AREA CALCULATION BY TRIANGULATION METHOD

AREA CALCULATION

1	0.50	X	21.60	X	8.99	=	97.09	SQ.M
2	0.50	X	26.96	X	12.19	=	164.32	SQ.M
3	0.50	X	19.79	X	12.08	=	119.53	SQ.M
4	0.50	X	14.48	X	12.34	=	89.34	SQ.M
5	0.50	X	13.83	X	12.41	=	85.82	SQ.M
6	0.50	X	16.78	X	12.68	=	106.39	SQ.M
7	0.50	X	13.99	X	12.95	=	90.59	SQ.M
8	0.50	X	22.96	X	13.30	=	152.68	SQ.M
9	0.50	X	20.98	X	10.44	=	109.52	SQ.M
TOTAL						=	1015.27	SQ.M

12 M INTERNAL ROAD -2 AREA KEY PLAN

12.0 M WIDE INTERNAL ROAD-2 AREA CALCULATION BY TRIANGULATION METHOD

AREA CALCULATION

1	0.50	X	11.39	X	1.77	=	10.08	SQ.M
2	0.50	X	8.62	X	2.34	=	10.09	SQ.M
3	0.50	X	6.96	X	5.57	=	19.38	SQ.M
4	0.50	X	13.20	X	6.01	=	39.67	SQ.M
5	0.50	X	13.20	X	6.07	=	40.06	SQ.M
6	0.50	X	13.06	X	3.25	=	21.22	SQ.M
7	0.50	X	19.53	X	7.84	=	76.56	SQ.M
8	0.50	X	25.53	X	14.58	=	186.11	SQ.M
9	0.50	X	25.53	X	1.72	=	21.96	SQ.M
10	0.50	X	22.47	X	4.82	=	54.15	SQ.M
11	0.50	X	15.60	X	7.67	=	59.83	SQ.M
TOTAL						=	539.11	SQ.M
DEDUCATION								
a	2/3	X	19.22	X	1.83	=	23.39	SQ.M
TOTAL DEDUCATION						=	23.39	SQ.M
NET 12.0 M WIDE INTERNAL ROAD AREA						=	515.72	SQ.M

24.0 M W D.P ROAD AREA KEY PLAN

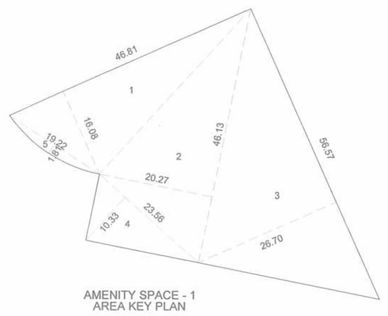
S.NO.42 / 2A (P)

24.0 M W AREA CALCULATION BY Δ METHOD

R1	0.50	X	30.61	X	11.61	=	177.69	SQ.M
R2	0.50	X	30.61	X	11.53	=	176.53	SQ.M
TOTAL						=	354.22	SQ.M

CLUB HOUSE F.S.I STATEMENT

10 % OPEN SPACE AREA	=	2269.74	SQ.M
PERMISSIBLE 10% ON GROUND FLOOR	=	226.97	SQ.M
PERMISSIBLE 5 % ON FIRST FLOOR	=	113.49	SQ.M
PROPOSED GROUND FLOOR	=	212.78	SQ.M
PROPOSED FIRST FLOOR	=	113.10	SQ.M
TOTAL	=	325.88	SQ.M



AMENITY SPACE - 1 AREA KEY PLAN

15 % AMENITY SPACE AREA CALCULATION BY TRIANGULATION METHOD

AMENITY SPACE - 2 AREA CALCULATION

1	0.50	X	48.81	X	16.080	=	392.43	SQ.M
2	0.50	X	46.85	X	20.27	=	474.82	SQ.M
3	0.50	X	56.57	X	26.70	=	755.21	SQ.M
4	0.50	X	23.56	X	10.33	=	121.69	SQ.M
5	2/3	X	19.22	X	1.81	=	23.19	SQ.M
TOTAL AMENITY SPACE - 2 AREA						=	1744.15	SQ.M

LEGEND

Plot Boundary Shown Thick Black
Proposed Work Shown Red
Drainage Line Shown Red (Dotted)
Water Line Shown Black (Dotted)
Existing Work To BE Retained Blue
Existing Work To Be Demolished Yellow

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* Proper arrangement shall be done during construction by the Client/ Owner/ P.M. to ensure the safety of all adjacent, adjoining buildings, persons staying in adjoining building, persons and properties of adjoining road, construction traffic from except water supply to be shall not be used for construction.
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LAND OWNER (AS PER 7/12 OR P.R.C.)

M/S CAVALCADE PROPERTIES PVT. LTD.

POWER OF ATTORNEY HOLDER

CLIENT/FIRM'S NAME

M/S CAVALCADE PROPERTIES PVT. LTD.

CONTENTS

LAYOUT OF BUILDINGS, FSI STATEMENT, OPEN SPACE & AMENITY SPACE AREA CALCULATIONS

NORTH N

PROJECT (NEW PROPOSAL)

PROPOSED LAYOUT OF BUILDINGS AT S.NO.42/ 5 + 6A + 8 + 9 + 10 (PLOT B) & S.NO.42/1C (P), S.NO.42/1/B/2,S.NO.42/2A(P),S.NO.42/7, MOHHAMMADWADI,PUNE.

REVISION		DATE	DEALT
R1	CHANGE IN DESIGN	20.5.2020	SANJAY
R1V1	CHANGE IN DESIGN	31.7.2020	SANJAY
R1V2	CHANGE IN DESIGN (B BUILDING)	15.9.2020	SANJAY
R1V3	CHANGE IN DESIGN	17.03.2021	VAIDEHI
R2	MD OF 1.10 FSI	30.03.2021	SANJAY

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Architect.

Name/s: Sign

(AUTHORIZED SIGNATORY FOR CAVALCADE PROPERTIES PVT. LTD.)

Address: Raheja Vistas, NIBM road, near to Cloud9 Society, Mohammedwadi, Pune 411060

ARCHITECT

LAXMAN THITE ARCHITECT CA/79/4894
18, SHIVAJINAGAR, PUNE-5
TEL : 25536714/25535109
FAX : 25535530

Job no.	1387
Drg. no.	M-1.2
Scale	1:500
Rev. no.	R-0
Date	26.09.18
Dealt	OnKaR
Checked	
MRP	

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