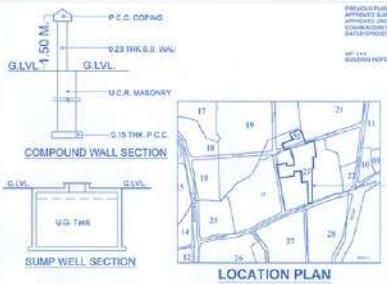
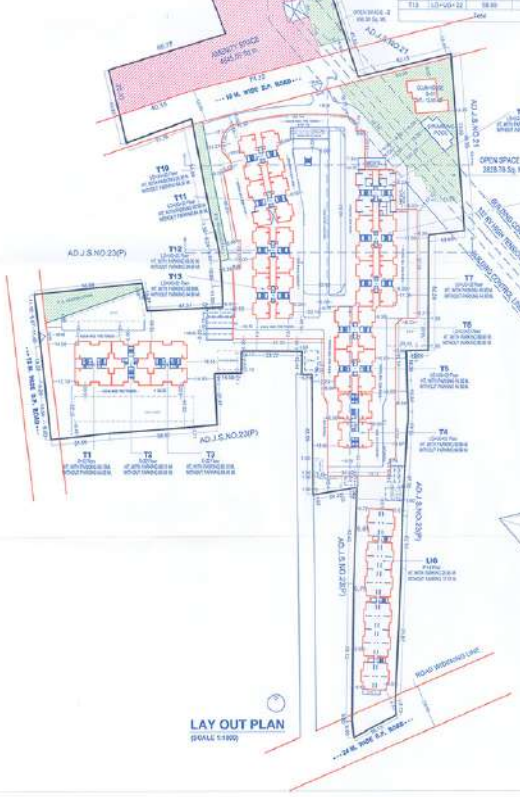
F.S.I. STATEMENT - TOWER - T1 TO T13																							
TOWER	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	TOTAL
T1	381.71	381.71	381.71	381.71	381.71	381.71	381.71	355.58	381.71	381.71	381.71	381.71	355.58	381.71	381.71	381.71	381.71	344.35	381.71	381.71	381.71	381.71	8334.55
T2	387.91	387.91	387.91	387.91	387.91	387.91	387.91	361.58	387.91	387.91	387.91	387.91	361.58	387.91	387.91	387.91	387.91	351.55	387.91	387.91	387.91	387.91	8461.93
T3	381.71	381.71	381.71	381.71	381.71	381.71	381.71	355.58	381.71	381.71	381.71	381.71	355.58	381.71	381.71	381.71	381.71	344.35	381.71	381.71	381.71	381.71	8334.55
T4	430.37	430.37	430.37	430.37	430.37	430.37	430.37	398.84	430.37	430.37	430.37	430.37	398.84	430.37	430.37	430.37	430.37	389.16	430.37	430.37	430.37	430.37	9341.55
T5	392.52	392.52	392.52	392.52	392.52	392.52	392.52	366.15	392.52	392.52	392.52	392.52	366.15	392.52	392.52	392.52	392.52	356.16	392.52	392.52	392.52	392.52	8596.33
T6	392.52	392.52	392.52	392.52	392.52	392.52	392.52	366.15	392.52	392.52	392.52	392.52	366.15	392.52	392.52	392.52	392.52	356.16	392.52	392.52	392.52	392.52	8596.33
T7	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T8	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T9	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T10	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T11	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T12	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
T13	422.49	422.49	422.49	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	396.24	422.49	422.49	422.49	422.49	386.26	422.49	422.49	422.49	422.49	9256.03
																						GRAND TOTAL	115651.67

F.S.I. STATEMENT - TOWER - T1 TO T13							
TOWER	Configuration	HEIGHT OF BUILDING WITH PARKING	HEIGHT OF BUILDING WITHOUT PARKING	F.S.I.	LIFT	FIRE LIFT	L.H.R.	TENE.
T1	B + 22	68.19	64.90	8358.55	3.42	5.70	32.07	85
T2	B + 22	68.19	64.90	8461.93	3.42	5.70	32.51	85
T3	B + 22	68.19	64.90	8358.55	3.42	5.70	32.07	85
T4	LG + UG + 22	69.90	64.90	9341.55	3.42	5.70	35.90	123
T5	LG + UG + 22	69.90	64.90	8596.33	3.42	5.70	32.37	85
T6	LG + UG + 22	69.90	64.90	8596.33	3.42	5.70	32.37	85
T7	LG + UG + 22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T8	LG+UG+22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T9	LG+UG+22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T10	LG + UG + 22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T11	LG + UG + 22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T12	LG + UG + 22	69.90	64.90	9256.03	3.42	5.70	35.03	85
T13	LG+UG+22	69.90	64.90	9256.03	3.42	5.70	35.03	85
Total				115651.67	46.44	74.10	439.76	1196





F.S.I. + NON F.S.I. Statement

Bld	Building & Structure	F.S.I	Non F.S.I.					Tenements
			Lift	Fire Lift	LHR	OHT	Top Terrace	
	T1	8358.55	3.42	5.70	32.07	13.00	330.53	85
	T2	8461.93	3.42	5.70	32.51	17.84	331.40	85
	T3	8358.55	3.42	5.70	32.07	13.00	330.53	85
	T4	9341.55	3.42	5.70	35.90	74.40	386.58	123
	T5	8596.33	3.42	5.70	32.37	17.84	370.20	85
	T6	8596.33	3.42	5.70	32.37	17.84	370.20	85
	T7	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T8	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T9	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T10	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T11	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T12	9256.03	3.42	5.70	35.03	17.84	394.20	85
	T13	9256.03	3.42	5.70	35.03	17.84	394.20	85
T1 - T 13 BLDG	Total	115651.67	46.44	74.10	439.76	808.00	4059.00	1196
	Net Total	115651.67			6686.31			
	Max F.S.I							
	UG	8499.84						344
	Parking + Podium	13216.00						
	UGT + Pump Room	894.00						
	Transformer x (3)	210.00						
	S.T.P.	432.46						
	O.H.C.	180.00						
	Refuge	796.46						
	Club House	676.05						
	Watchman's Cabin	15.00						
	Total	26249.75						

Total plot area		18000.00 sqm
Area under 36m DP road		1308.37 sqm
Area under 24m DP road		200.15 sqm
Area under Reservation		806.48 sqm
Gross plot area		20315.00 sqm
Amenity space	15%	605.00 sqm
Open space	10%	3660.32 sqm
Net plot area		16054.68 sqm
Base FSI	1.25	20068.35 sqm
Addl. Inclusive Housing area	0.25	4013.67 sqm
Gross inclusive Housing area		24082.02 sqm

Proposed area statement for Inclusive Housing	
Floor	area
1st	1,086.80
2nd	1,086.80
3rd	1,086.80
4th	1,086.80
5th	1,086.80
6th	1,086.80
Total	7,120.80

OPEN SPACE AREA CALCULATIONS								
OPEN SPACE - 1								
1	0.00	53.04	X	5.92	X	1	=	156.75
2	0.00	57.06	X	27.26	X	1	=	194.02
3	0.00	57.06	X	30.94	X	1	=	1767.42
4	0.00	35.68	X	2.79	X	1	=	49.52
5	0.00	36.44	X	2.83	X	1	=	51.26
6	0.00	36.44	X	2.26	X	1	=	41.31
7	0.00	37.31	X	4.39	X	1	=	80.63
8	0.00	38.21	X	0.88	X	1	=	17.25
9	0.00	40.19	X	1.98	X	1	=	39.29
10	0.00	40.19	X	3.59	X	1	=	68.11
11	0.00	44.01	X	5.81	X	1	=	31.24
12	0.00	44.01	X	12.15	X	1	=	265.38
13	0.00	10.26	X	5.55	X	1	=	42.75
		TOTAL					=	2554.16
		Area Considered					=	2526.76
OPEN SPACE - 2								
14	0.00	23.68	X	11.27	X	1	=	133.31
15	0.00	30.61	X	4.24	X	1	=	65.12
16	0.00	30.61	X	8.53	X	1	=	130.55
17	0.00	31.04	X	9.03	X	1	=	101.20
		TOTAL					=	400.44
		Area Considered					=	400.00
		G. TOTAL (2526.76+400.00)					=	2926.76

PREVIOUS PLAN APPROVED
APPROVED SUBJECT TO CONDITION
APPROVED UNDER
COMMENCEMENT CERTIFICATE NO. CC/0000/
DATED 01/06/2022

SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT
BUILDING INSPECTOR
ASST/DY.TOWN PLANNER

CONTENTS OF THIS SHEET - LAY OUT

LAY OUT PLAN

STAMP OF APPROVAL

Note: Minimum of 1 car parking space will be provided and the Building permission in this Office is the access to will be a road of minimum 9m wide as per Municipal Corporation

For the purpose of proper guidance of Road pattern and to achieve a minimum of the width & Drainage System and other services for the development of adjacent lands the T.P. officer reserves the right to permit, revise and relocation of the road and other amenities through this and other small N.A. Orders.

Table - 1	Area Statement	
Sr. No.	Particulars	Area in Sq. m.
1	Area of plot in sqm F.S.I.	
	(a) Area of plot as per demarcation	18,000.00
	(b) Area of plot as per site survey	18,000.00
	(c) Plot Area considered for calculations	18,000.00
2	Deductions	
	(a) Proposed D.P./R.P. Road widening Area/Service Road / Highway widening / R.G. & Setback Width	2,308.42
	(b) Any D.P. Reservation area / PG / IGC	806.48
	(c) Total (a+b)	3,092.87
3	Balance Plot Area (1-2(c))	38,907.13
4	Amenity Space (if applicable)	
	(a) Required - (in 15%) as per center question paper	2,700.00
	(b) Adjustment of Sub. Land etc.	504.00
	(c) Balance Proposed Amenity Space (Sr. 9b)	4,056.00
5	Net Plot Area (3 - 4)	32,351.00
6	Recreational Open space (if applicable)	
	(a) Required	3,236.10
	(b) Proposed	3,236.10
7	Internal Road area	-
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 Basic F.S.I.)	36,216.00
10	Additional F.S.I. for payment of premium	
	Maximum permissible premium F.S.I. based on road width (36.00%)	20,400.00
	(a) Proposed F.S.I. on payment of premium	
	Premium F.S.I. (Sr.No.9 - Sr.No.9 + Sr.No.10 - 7500.00)	11,148.21
	Balance F.S.I. (Sr.No.10 - Sr.No.10)	
11	Public FSI TDR loading (24 %)	48,000.00
	(a) Amenity space against D.P. road 2.0 x (Sr. No. 4 (a)) sqm.	3,888.00
	(b) Amenity space against Amenity Space if handed over (2.00 x Sr. No. 4 (b)) sqm.	11,016.00
	(c) Total	62,904.00
	(d) Total (a + b + c)	77,328.21
12	(a) Permissible TDR area (3.0 X 1 % TDR)	26,995.21
	(b) Proposed slum TDR (Sr. No. 11(a) X 30%)	2,300.00
	(c) Proposed Area - TDR (Sr. No. 11(a) X 70%)	24,695.21
	(d) Total in sqm. TDR loading proposed (Sr. No. 11(c) + 11(e) + 12b)	26,995.21
13	Additional FSI consumed (Sr.No. 9b)	
	(a) Green Building incentive (5% Sr. No. 9b (b))	
14	Total entitlement of FSI in the proposed	94,208.10
	(0.9X * 10.00+11.00)X 1.00, whichever is applicable	12,282.57
	(a) Ancillary Area FSI use 60% or 80% with payment of charges. (100x-100)/100%	49,368.60
	(b) Total entitlement (9+10)	115,921.75
15	Maximum utilization limit of F.S.I. (Existing potential) Permissible as per Road width (as per Regulation No. 6) or 4.5 (as 6 and 4 as stipulated in 1.5 or 1.6)	4.49
16	Total Built up Area Proposed	
	(a) Existing Built-up Area exclude Service	
	(b) Proposed Built up Area (as per 9 Area)	116,051.67
	(c) Total (a+b)	116,051.67
18	F.S.I. Consumed (FSI) (should not be more than serial No. 14 above)	3.58
17	Area for Inclusive Housing if any	
	(a) Required (25% of Sr.No.9)	7,172.77
	(b) Proposed	7,120.80
18	Balance F.S.I.	0.72

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SURVEYED AND THE DIMENSIONS OF THE PLOT STATED ON PLANS ARE AS MEASURED ON SITE DATED 21/02/2022 AND THE AREA DO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP AS PRODUCED BEFORE ME.

FOR :
DINESH CHANDRATRE

DESCRIPTION OF PROPOSAL & PROPERTY

REVISED LAY OUT PLAN FOR OH G No. 29/2, 29/3, 29/5(a), 29/8/1/1, 29/3/1/2, 29/3/2, 29/3/2/1, 29/2/2/3a, 29/2/2/3b, 29/3/2/4, 29/2/2/6, 29/3/2/(p), 29/2/7, 29/2/8, 29/2/9, 29/6, 29/9/1, 29/5/3, 29/5/3/1, 29/5, 29/7, 29/10/1, 29/10/1/2, 29/10/1/3, 29/10/1/4 (pt), PUNE.

NAME, ADDRESS & SIGNATURE OF THE OWNER / MNA

MS. PROVIDENT HOUSING LIMITED
MR. MANI K. CHOKSEY

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.
DINESH CHANDRATRE
LIC. ERG.
"Pinnac House", Pinnac Memories,
S. No. 70/4, Kothrud,
Pune - 411038

Dinesh Chandratre
Lic. No. 19

Drawn by	Date	Dwg no
Date	06/07/2021	
Checked by	AMEN	