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BUILT/UP PREMIUM F.S.I STATEMENT (WING - A & B - RESIDENTIAL)

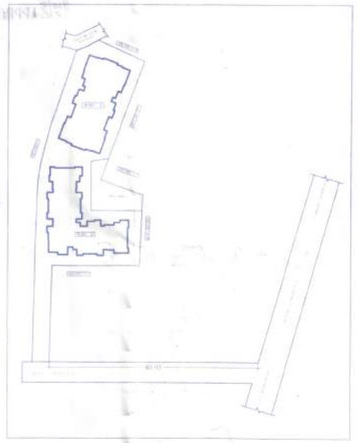
FLOOR NAME / AREA	BUILT-UP AREA		TOTAL TENEMENT		REGULAR LIFT AREA		REGU. LIFT M/C AREA		FIRE LIFT AREA		FIRE LIFT M/C AREA	
	A - WING	B - WING	A - WING	B - WING	A - WING	B - WING	A - WING	B - WING	A - WING	B - WING	A - WING	B - WING
LOWER GROUND FLOOR	PARKING	PARKING	--	--								
UPPER GROUND FLOOR	PARKING	PARKING	--	--								
FIRST FLOOR	705.75	845.11	10	13								
SECOND FLOOR	705.75	846.11	10	13								
THIRD FLOOR	705.75	--	10	--	4.21	3.35	10.24	10.24	4.21	3.35	10.24	10.24
FOURTH FLOOR	705.75	--	10	--								
FIFTH FLOOR	705.75	--	10	--								
SIXTH FLOOR	705.75	--	10	--								
SEVENTH FLOOR	705.75	--	10	--								
TOTAL AREA	4940.25	1690.22	70	26	4.21	3.35	10.24	10.24	4.21	3.35	10.24	10.24
NET TOTAL AREA	6630.47		96		7.56		20.48		7.56		20.48	

*All dimension are Sq.M

PARKING STATEMENT	(A & B - WING)	
PARKING REQUIRED	CAR	SCOOTER
COMM.UP TO 100.00 SQ.M.	01	01
30.00 TO 40.00 SQ.M. 2 TENA.	01	02
40.00 TO 80.00 SQ.M. 2 TENA.	01	05
PARKING PROVIDED	CAR	SCOOTER
30.00 TO 40.00 SQ.M. 00 TENA.	00	00
40.00 TO 80.00 SQ.M. 96 TENA.	48	240
TOTAL	48	240
ADD 5% VISITOR PARKING	CAR	SCOOTER
	02	12
TOTAL PARKING	50	252

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	50 NOS. X 12.50 SQ.M.	625.00 SQ.M.
SCOOTER	252 NOS. X 02.00 SQ.M.	504.00 SQ.M.
TOTAL		1,129.00 SQ.M.



SITE PLAN

LOCATION PLAN

North

STAMP OF APPROVAL 01/04

B.P. LAYOUT

अभि. (विकास) दि. 25/05/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 823 ई/23

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

THE MUNICIPAL CORPORATION PUNE — BUILDING CONTROL DEPARTMENT — APPROVED

A) AREA STATEMENT	SQ.M
01 AREA OF PLOT (Minimum area of a/b-c to be considered)	3900.00
(a) As per ownership document (7/12, CTS extract)	3900.00
(b) As per measurement sheet	3901.22
(c) As per site	3901.22
02 Deductions for	
(a) Area Under 12.00 M.W. Road Widening	--
(b) Area under Pro 9.00 m. wide road	11.58
(c) (Total a+b)	11.58
03 Balance area of plot (1-2)	3888.42
04 Amenity Space (If applicable)	
(a) Required - 15% of 03	--
(b) Adjustment of 2(b) (If any) -	00.00
(c) Balance Proposed -	00.00
05 Net Plot Area [3-4(c)]	3888.42
06 Recreational Open Space (If applicable)	
(a) Required -	388.84
(b) Proposed -	390.22
07 Additional area	
(a) Area Under 9.00 M.W. Road Widening	11.58
(b) Any D.P. Reservation area	00.00
08 Total Additional area (07a+b)	11.58
09 Internal Road area	00.00
10 Total area (05+08)	3900.00
11 Built up area with reference to Basic F.S.I. as per front road width (FSI-1.10)	4,290.00
12 Additional FSI on payment of premium	
(a) Proposed F.S.I on payment of premium (50% of 11) [0.60+0.00] 50% [1.00-0.60]	00.00
13 Incentive FSI - TDR loading	
(a) Proposed FSI as permissible [Column 11 minus pre-fixed of area]	00.00
(b) In-situ area against Amenity Space if handed over [2 (09) 5 to 4 (b) or (c)]	00.00
(c) TDR area (65% of 3900.00)X0.65)= 2,535 sqm	00.00
(d) Total In-situ - TDR loading Proposed [13(a)+(b)+(c)]	00.00
14 Additional FSI area under chapter No.7	00.00
15 Total entitlement of FSI in the proposal	00.00
(a) [11+12(a)+13] or 14whichever is applicable	4290.00
16 Total Permissible Ancillary fsi 60% or 80% (on 15(a))	2574.00
17 Total Permissible Built up area (15a+16)	6,864.00
18 Maximum utilization limit of F.S.I (building potential (Perm. area road width) as per Reg. No.6.1 or 6.2 or 6.3 or 6.4 as applicable) (1.0 or 1.8)	14,040.00
19 Proposed Built up area in proposal	
(a) Proposed Built-up Area (As per P-line)	6630.47
20 F.S.I. Consumed (19a/15a) should not be more than S.No 14 above)	00.00
21 Area of Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	00.00
(b) Proposed	00.00

Legend

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——— AND THE DIMENSION OF SIDES ETC. OF PLOT SHOWN ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO MEASURED TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / SITE RECORD / LAND RECORD DEPTT. / CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT / ENGINEERS

(OWNERS DECLARATION)

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

MR. GULAB DEVRAM VALASE THROUGH
M/S. CHANDRANGAN BUILDCON LLP THROUGH PARTNER
MR. ANANTA R. DARWATKAR

PROJECT

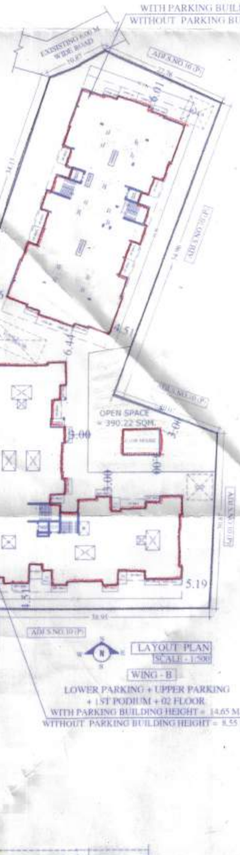
PROPOSED RESIDENTIAL BUILDING AT S. NO 10/10, 10/15,10/15/1, 10/15/4, 10/15/5, VILLAGE : AMREGAON, TAL.:HAVELI DIST. PUNE

Sheet No.	Sheet Date	Dwn. By	Chkd. By	Appd. By	Revision
01	01.03.2022				No.

Shrikant D. Walhekar
Architect & Engineer

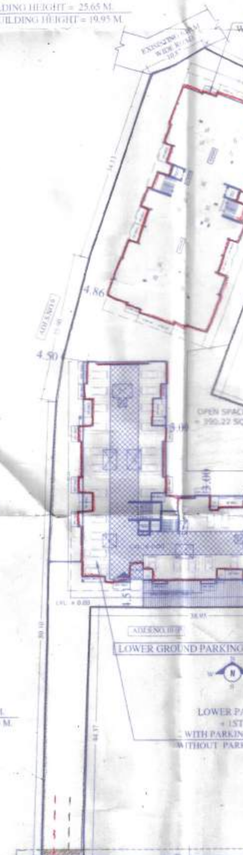
Walhekar & Associates
*ARCHITECTS *ENGINEERS *INTERIORS *LANDSCAPE
WALS ARCHITECTS
Add :- Swaimpuram, Off. No. 102/103, B - Wing, first Floor, 21608, Sadashiv Peth, Pune-30
Phone : 020-24320757 / 24324339 e-mail : walhekarawas@gmail.com, W : www.wasarch.com

WING - A
UPPER GR. PARKING + 1ST PODIUM
2ND PODIUM + 07 FLOOR
WITH PARKING BUILDING HEIGHT = 25.65 M.
WITHOUT PARKING BUILDING HEIGHT = 19.95 M.

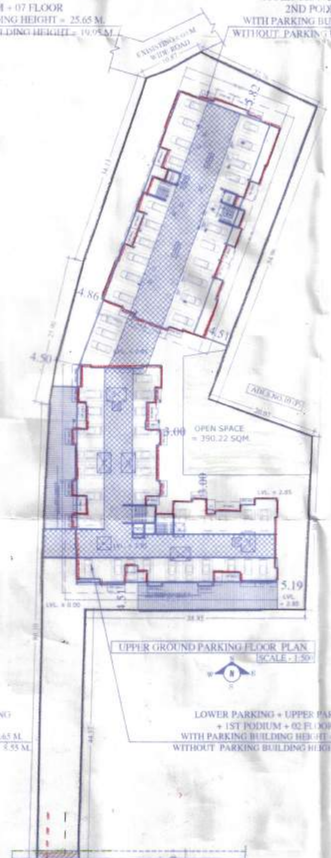


LAYOUT PLAN
SCALE - 1:500

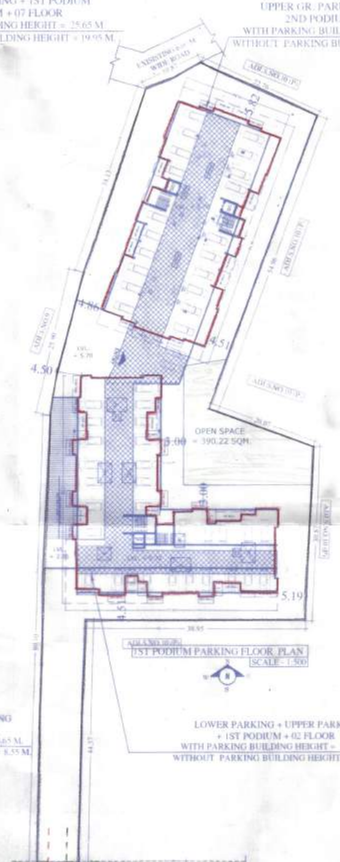
WING - B
LOWER PARKING + UPPER PARKING
+ 1ST PODIUM + 02 FLOOR
WITH PARKING BUILDING HEIGHT = 14.65 M.
WITHOUT PARKING BUILDING HEIGHT = 8.55 M.



LOWER GROUND PARKING FLOOR PLAN
SCALE - 1:500

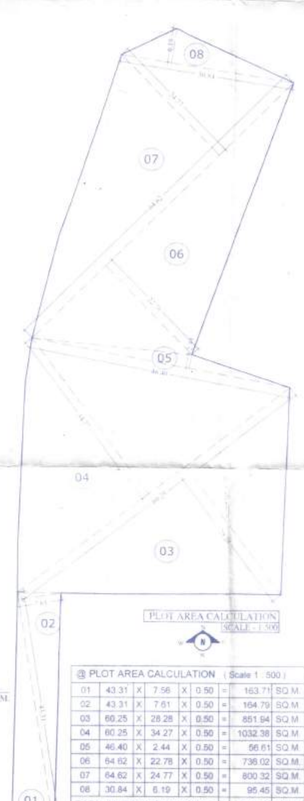


UPPER GROUND PARKING FLOOR PLAN
SCALE - 1:500



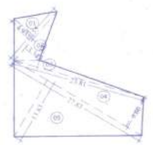
1ST PODIUM PARKING FLOOR PLAN
SCALE - 1:500

2ND PODIUM PARKING FLOOR PLAN
SCALE - 1:500



PLOT AREA CALCULATION
SCALE - 1:500

@ PLOT AREA CALCULATION (Scale 1 : 500)								
01	43.31	X	7.56	X	0.50	=	163.71	SQ.M.
02	43.31	X	7.61	X	0.50	=	164.79	SQ.M.
03	60.25	X	28.28	X	0.50	=	851.94	SQ.M.
04	60.25	X	34.27	X	0.50	=	1032.38	SQ.M.
05	46.40	X	2.44	X	0.50	=	56.61	SQ.M.
06	64.62	X	22.78	X	0.50	=	736.02	SQ.M.
07	64.62	X	24.77	X	0.50	=	800.32	SQ.M.
08	30.84	X	6.19	X	0.50	=	95.45	SQ.M.
TOTAL AMENITY SPACE AREA =						=	3901.22	SQ.M.



@ OPEN SPACE CALCULATION (Scale 1 : 500)

01	=	11.55	X	4.93	X	0.50	=	28.47 SQ.M.
02	=	11.55	X	3.34	X	0.50	=	19.29 SQ.M.
03	=	23.81	X	1.38	X	0.50	=	16.43 SQ.M.
04	=	27.83	X	9.60	X	0.50	=	133.58 SQ.M.
05	=	27.83	X	13.83	X	0.50	=	192.44 SQ.M.
TOTAL OPEN SPACE AREA							=	390.22 SQ.M.

@ PROPOSED 9.00M WIDE ROAD (Scale 1 : 200)

01	=	7.77	X	1.47	X	0.50	=	5.71 SQ.M.
02	=	7.77	X	1.51	X	0.50	=	5.87 SQ.M.
TOTAL AREA							=	11.58 SQ.M.

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