| F.S.I. STATEMENT (WING A EXISTING) | | | | | | | |
|---|---|---|---|---|---|---|---|
| WING | FLOOR | PROPOSED BUILT -UP AREA | PERMISSIBLE OPEN BALCONY | PROPOSED BALCONY | PROPOSED PASSAGE | UFT | TENANENTS |
| | PARKING | --- | --- | --- | --- | | --- |
| | FIRST | 460.134 | 69.02 | 69.375 | 68.47 | | 16 |
| | SECOND | 464.356 | 69.65 | 69.375 | 68.47 | | 16 |
| | THIRD | 464.356 | 69.65 | 69.375 | 68.47 | 8.48 | 16 |
| | FOURTH | 464.356 | 69.65 | 69.375 | 68.47 | | 16 |
| | FIFTH | 464.356 | 69.65 | 69.375 | 68.47 | | 16 |
| | SIXTH | 450.97 | 67.65 | 59.625 | 68.47 | | 16 |
| | SEVENTH | 326.75 | 49.01 | 44.625 | 56.12 | | 12 |
| | TOTAL | 3095.28 | 464.29 | 421.13 | 467.14 | 8.48 | 104 |

| TABLE 1 AS PER UDCPR-35 | | |
|---|---|---|
| | AREA STATEMENT | SQ.M. |
| 1 | AREA OF THE PLOT | 2973.42 |
| 2 | BASIC F.A.R. PERMISSIBLE | 3.00 |
| 3 | PERMISSIBLE BUILT UP AREA (1 X 2) | 8920.26 |
| 4 | BUILT UP AREA PROPOSED FOR REHAB | |
| | a. PROPOSED BUILT UP AREA FOR REHAB | 3095.29 |
| | b. EXCESS BALCONY COUNTED IN F.S.I. | 0.00 |
| | TOTAL (a + b ) | 3095.29 |
| 5 | BALANCE BUILT UP AREA FOR FREESALE | 5824.97 |
| 6 | ANCILLARY F.S.I PERMISSIBLE ON FREESALE (50% OF 5) | 3494.98 |
| 7 | TOTAL BUILT AREA PERMISSIBLE FOR FREESALE | 9319.95 |
| 8 | PROPOSED BUILT UP AREA FOR FREESALE | 9268.35 |

| PARKING AREA STATEMENT (FREE SALE BUILDING) | | | |
|---|---|---|---|
| PARKING REQUIRD FOR RESIDENTIAL | | CARS | SCOOTERS |
| TOTAL NO. OF FLATS FOR 76 FLATS | FOR EVERY TENEMENTS WITH EACH TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M FOR 80 FLATS | 1 | 1 |
| PARKING REQUIRED | | FACTOR =83 | |
| | | 83 | 83 |
| TOTAL PARKING | | 83 | 83 |
| 5% VISITOR PARKING | | 5 | 5 |
| PARKING REQ. | | 102 | 88 |
| PARKING PROVIDED | | 156 | 88 |
| MULTIPLYING FACTOR = 1.00 | | | |
| TOTAL PARKING REQUIRED | | 156 | 88 |
| TOTAL PARKING AREA | | 156 X 12.50 | 88 X 2.00 |
| | | 1950 SQ.M | 176 SQ.M |

| F.S.I. STATEMENT (WING B) NEWLY PROPOSED FREE - SALE BUILDING | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| WING | FLOOR | PROPOSED BUILT -UP AREA | STAIRCASE | BALCONY | PASSAGE | TENEMENTS | PROPOSED BUILT -UP AREA (P-LINE) | LIFT AREA |
| | GROUND PARKING | 0 | 0 | 0 | 0 | — | 0 | |
| | PARKING 01 | 0 | 0 | 0 | 1 | — | 0 | |
| | PARKING 02 | 0 | 0 | 0 | 0 | — | 0 | |
| | PARKING 03 | 0 | 0 | 0 | 0 | — | 0 | |
| | PARKING 04 | 0 | 0 | 0 | 0 | — | 0 | |
| | PARKING 05 | 0 | 0 | 0 | 0 | — | 0 | |
| | FIRST | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | SECOND | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | THIRD | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | FOURTH | 341.55 | 27.69 | 27.17 | 28.48 | 4 | 424.69 | |
| | FIFTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | SIXTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | SEVENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | EIGHT | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | NINTH | 341.55 | 27.69 | 27.17 | 28.48 | 4 | 424.69 | |
| | TENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | RECREATIONAL FLOOR 01 | 0 | 0 | 0 | 0 | — | 0.00 | |
| | ELEVENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | TWELETH | 341.55 | 27.69 | 27.17 | 28.48 | 4 | 424.69 | |
| | THIRTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | FOURTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | FIFTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | SIXTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | SEVENTEENTH | 341.55 | 27.69 | 27.17 | 28.48 | 4 | 424.69 | |
| | EIGHTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | NINTEENTH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | TWENTIETH | 366.57 | 27.69 | 27.17 | 28.48 | 4 | 449.91 | |
| | TWENTYONE | 293.68 | 27.69 | 20.38 | 28.48 | 3 | 370.23 | |
| | TOTAL | 7325.03 | 581.49 | 562.78 | 595.68 | 83.00 | 9268.35 | 11.07 |

COMPOSITE PARKING = 238 / 6 = 40
TOTAL NO . OF CARS REQUIRED = 92 + 40 = 132 CARS

## DETAILED SPECIFICATION

FLOOR FINISH
INTERNAL: SAND FACED CEMENT PLASTER INTERNAL
EXTERNAL: PAINTED WALLS

PAINTING
INTERNAL: PLASTER OF PARIS
EXTERNAL: BUILDING EXTERIOR EXTERNAL
ELECTRICAL FITTINGS
ADEQUATE ELECTRICAL POINT WITH MCB TV AND TELEPHONE POINT IN LIVING ROOM AND POINT IN ABOVE BEDROOM

PLUMBING
CP BIBCOCK PLUMBING INTERNALLY CONCEALED
CP BIBCOCK AND SANITARY FITTINGS

FLOORING
BEDROOMS & FOYER IS FINISHED IN CHANNEL FOR BOTTOM PLAT MAT
TILES ARE COVERED FOR TOILETS, BATH AND ATTACHED TERRACES

DOOR
MAIN DOOR DECORATIVE LAMINATED HOT PRESSED FLAT DOOR
INTERNAL: LAMINATED FLAT DOOR WITH DECORATIVE FRAME FOR MAIN DOOR AND BEDROOM DOORS

WINDOWS
ALL WINDOWS ARE WITH ALUMINUM WINDOW SILL WITH GRILLS ANTI SPARROW GRILL FOR WINDOW AND TO CONFORM STANDARD MADE LATTE WITH POWDER BASCH OF

BATHROOMS
BATHROOM ALL WALL TILES UPTO LINTEL LEVEL HOT AND COLD CONCEALED PIPELINE FOR BATHROOM

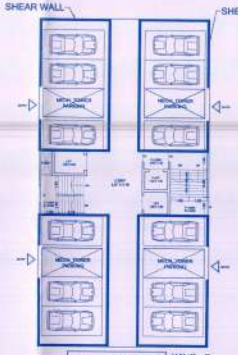
KITCHEN
KITCHEN IS TILED ON PLATFORM WITH SS SINK DESIGNED
WALL TILES UPTO LINTEL LEVEL

SITE PLAN
SCALE-1:400

D.P. SITE PLAN

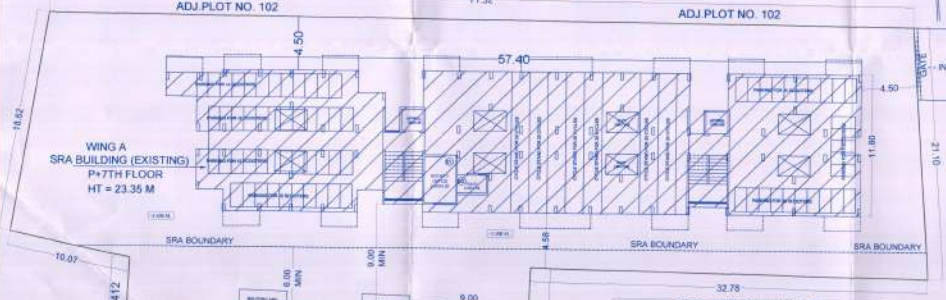
GOOGLE MAP

PROPOSED SITE

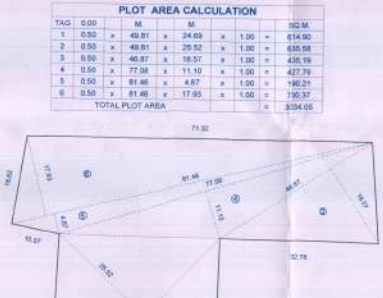



TOWER PARKING WING - B SCALE-1:200

TOWER PARKING SECTION

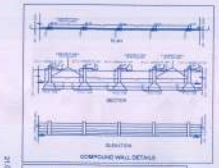



LAYOUT PLAN
SCALE-1:200




| PLOT AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TAG | 0.00 | | M. | | M. | | | | SQ.M. |
| 1 | 0.50 | x | 49.81 | x | 24.69 | x | 1.00 | = | 614.90 |
| 2 | 0.50 | x | 49.81 | x | 25.52 | x | 1.00 | = | 635.58 |
| 3 | 0.50 | x | 49.81 | x | 18.57 | x | 1.00 | = | 435.19 |
| 4 | 0.50 | x | 77.08 | x | 11.10 | x | 1.00 | = | 427.79 |
| 5 | 0.50 | x | 81.46 | x | 4.67 | x | 1.00 | = | 190.21 |
| 6 | 0.50 | x | 81.46 | x | 17.93 | x | 1.00 | = | 730.37 |
| TOTAL PLOT AREA | | | | | | | | = | 3034.05 |

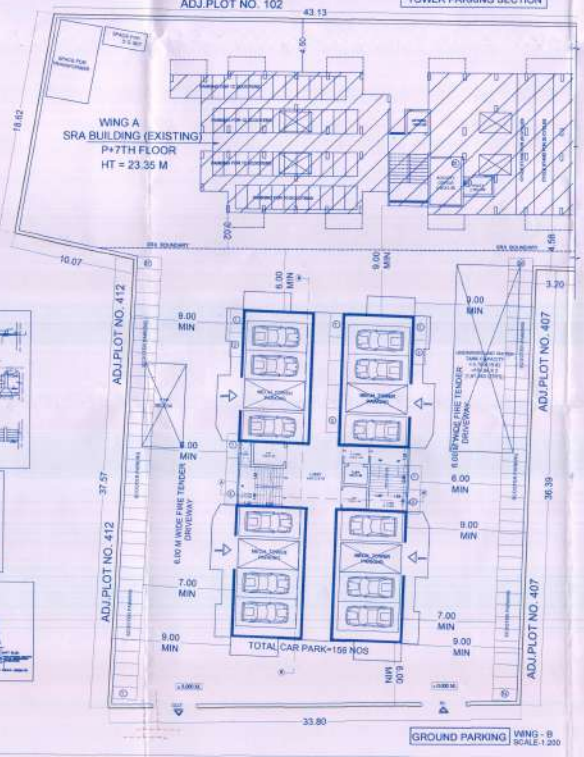
PLOT AREA KEY PLAN
SCALE-1:400



COMPOUND WALL DETAILS

SECTION:U.G TANK

[ TYPICAL SECTION IF FOOTING ]




GROUND PARKING WING - B SCALE-1:200

STAMP OF APPROVAL 01 03
LAYOUT PLAN

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16
Approved subject to condition mentioned in
Commencement Certificate v. : Building Permit
No. SRA/375/1014 Date 28/03/2022
COMMENCEMENT SANCTIONED
ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16

| AREA STATEMENT | | |
|---|---|---|
| 1 | AREA OF THE PLOT | SQ.M. |
| | a. AREA AS PER OWNERSHIP DOCUMENT (7/12, PRC) | 2973.42 |
| | b. AREA AS PER MEASUREMENT SHEET | 3034.05 |
| | c. AREA AS PER 'SCOD' ORDER | 0.00 |
| | MINIMUM AREA CONSIDERED | 2973.42 |
| 2 | DEDUCTIONS FOR | |
| | a. AREA UNDER ROAD WIDENING | 0.00 |
| | b. AREA UNDER RESERVATION(IF ANY) | 0.00 |
| | TOTAL (a+b) | 0.00 |
| 3 | NET GROSS AREA OF THE PLOT (1 - 2) | 2973.42 |
| 4 | DEDUCTIONS FOR | |
| | a. 10% OPEN SPACE | 0.00 |
| | b. AMENITY SPACE | 0.00 |
| | c. INTERNAL ROAD | 0.00 |
| | d.TOTAL (a+b) | 0.00 |
| 5 | NET AREA OF THE PLOT (3 - 4C) | 2973.42 |
| 6 | BASIC F.A.R. PERMISSIBLE | 3.00 |
| 7 | PERMISSIBLE BUILT UP AREA (5 X 6) | 8920.26 |
| 8 | AREA OF ROAD WIDENING ( 2a X 3.00) | 0.00 |
| 9 | BASIC PERMISSIBLE BUILT UP AREA (7 + 8) | 8920.26 |
| 10 | ANCILLARY F.S.I PERMI. ON FREESALE COMPONENT (TABLE 1) | 3494.98 |
| 11 | TOTAL BUILT UP AREA PERMISSIBLE (9+10) | 12415.24 |
| 12 | TOTAL BUILT-UP AREA IN PROPOSAL | |
| | a. TOTAL BUILT-UP AREA OF REHAB BUILDING | 3095.29 |
| | b. TOTAL BUILT-UP AREA OF SALE BUILDING | 9268.35 |
| | TOTAL | 12363.64 |
| 13 | BALANCE BUILT UP AREA | 51.60 |
| 14 | TOTAL ANCILLARY FSI CONSUMED (10-12) | 3443.38 |
| 15 | TENENMENT PROPOSED | |
| | a. TENEMENT PROPOSED REHAB RESIDENTIAL | 108 |
| | b. TENEMENT PROPOSED REHAB COMMERCIAL | 0 |
| | c. TENEMENT PROPOSED FREESALE RESIDENTIAL | 83 |
| | d. TENEMENT PROPOSED FREESALE COMMERCIAL | 0 |
| | TOTAL | 191 |

| LEGENDS | DOOR | WINDOW SCHEDULE |
|---|---|---|
| EXISTING BRICK WALL | D1 1.00 X 2.10 | W 1.00 X 1.20 |
| PROPOSED BRICK WALL | D2 0.90 X 2.10 | W1 1.50 X 1.20 |
| EXISTING RCC WALL | D3 0.75 X 2.10 | W2 1.80 X 1.20 |
| PROPOSED RCC WALL | D4 0.75 X 2.10 | W3 2.10 X 1.20 |
| EXISTING SLAB OPENING | D5 1.50 X 2.10 | W4 2.40 X 1.20 |
| PROPOSED SLAB OPENING | D6 1.50 X 2.10 | V 1.00 X 0.60 |
| EXISTING DOOR | D7 0.75 X 2.10 | |
| PROPOSED DOOR | D8 0.75 X 2.10 | |

**SPECIFICATIONS :**

| | |
|---|---|
| FOUNDATION UP TO HARD STRATA | PLAIN CEMENT CONCRETE, BRICK |
| R.C.C. FRAMED STRUCTURE | RCC FOOTING, COLUMN, BEAM, SLAB |
| EXTERNAL WALL | 230 MM THICK BRICK WALL WITH 6 MM THICK |
| R.C.C. OVER HEAD WATER TANK | RCC |
| SITU "RK" BRICK WALLS INT. & EXT. | ALL DOOR DECORATIVE LAMINATED FLUSH DOORS |
| EXTERNAL SAND FACED CEMENT PLASTER | POWDER COATED ALUMINIUM GLZEING WINDOWS |

**CERTIFICATE OF AREA :**

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ 7/12 Scheme Records/ Land Records Department/City Survey records.

Signature
(Ar. Atit Shrikant Admulwar)

**OWNER'S DECLERATION**

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

**PROJECT NAME :**
PROPOSED SRA SCHEME AT SR.NO. F.P.NO 409 PART , SANGAMWADI TPS, GHORPADI, PUNE

| OWNER'S / POAH NAME | SIGNATURE |
|---|---|
| DARODE JOG PVT LTD AND DARODE BROTHERS FOR POAH OPULENT DEVELOPERS THROUGH MR. KIRAN PAWAR & OTHERS | |

| ARCHITECT'S NAME | SIGNATURE |
|---|---|
| AR. ATIT SHRIKANT ADMULWAR | |

| JOB NO. | DRAWING NO. | SCALE | DRAWN BY | CHECKED BY | REGISTRATION NO. OF ARCHITECT |
|---|---|---|---|---|---|
| AA_19-116 | MD_001_R1 | 1:200 | MUKTA 17.03.2022 | AA | CA / 2006 / 41887 |

ARCHITECT :
atit admulwar
ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
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