TOTAL F.S.I. STATEMENT IN SQ.M. AS PER NEW UDCPR 2020

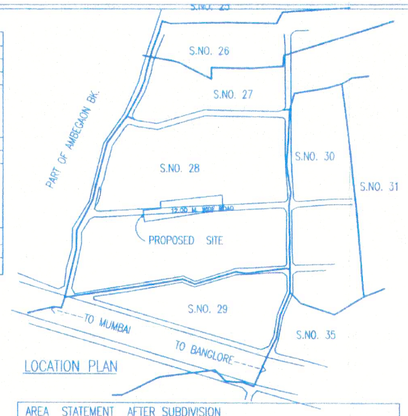
WING	FLOORS	HTS	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	TOTAL FSI	TENA.
A WING	BASE.FL.+GR.MEC.P.+10TH FL.	35.00/29.00 M.	372.43	365.47	358.78	365.47	358.78	365.47	342.90	365.47	358.78	365.47	3619.02	50
B WING	BASE.FL.+GR.MEC.P.+5TH FL.	20.50/14.50 M.	513.45	513.45	513.45	513.45	49.53	0	0	0	0	0	2103.33	29
TOTAL			885.88	878.92	872.23	878.92	408.31	365.47	342.90	365.47	358.78	365.47	5722.35	79

AS PER SANCTION LAYOUT

AREA STATEMENT				SQ.M.
1) AREA OF PLOT AS PER 7/12				6,100.00
1a) AREA OF PLOT (AS PER DEMARCATION)				6,201.00
2b) AREA OF PLOT (MINIMUM AREA CONSIDER)				6,100.00
3) DEDUCTIONS FOR				
a) AREA UNDER ROAD WIDENING				--
b) AREA UNDER 12.00 M.W. D.P. ROAD				2,073.35
c) AREA UNDER GREEN BELT				--
d) TOTAL				2,073.35
4) NET GROSS AREA OF PLOT(1-2d)				4,026.65
5) DEDUCTIONS FOR				
a) 10% OPEN SPACE AREA (402.67sq.m.)				--
b) 15% AMENITY SPACE AREA				604.00
c) AREA UNDER 9.00 & 12 M.W. INTERNAL ROAD				--
d) TRANSFORMER & SERVICES (36.00 SQ.M.)				--
6) NET AREA OF PLOT (5-6e)				3,422.65
7) SUBDIVISION PLOT	PLOT-1	PLOT-2	PLOT-3	
SUBDIVISION PLOT AREA	677.14	2545.51	200.00	

WATER STORAGE TANK CAP

NOS.	WING	O/H. WATER TANK CAP.+FIRE	U/G. WATER TANK CAP.+FIRE
1	A WING	54000.00	101000.00
2	B WING	66575.00	119863.00
TOTAL		120575.00	220863.00



LOCATION PLAN

AREA STATEMENT AFTER SUBDIVISION

S.NO.28, H.NO.- 13+15+16+18	PLOT AREA BY △ METHOD	PLOT AREA AS PER 7/12	MIN. AREA CONSIDER	ROAD AREA WIDENING	NET PLOT AREA	TRANSFORMER AREA
PLOT NO.- 1	6201.00 SQ.M.	6100.00 SQ.M.	677.14	2073.35 SQ.M.	4026.65 SQ.M	36.00 SQ.M.
PLOT NO.- 2			2106.84			
PLOT NO.- 3			200.00			
OPEN SPACE			402.67			
AMENITY			604.00			
TOTAL	6201.00	6100.00	3,990.65	2073.35	4026.65	36.00

PLOT NO - 2 AREA CONSIDER = PLOT NO 2 + OPEN SPACE + TRANSFORMER
2106.84 + 402.67 + 36.00 = 2,545.51 SQ.M.

STAMP OF APPROVAL

BUILDING LAYOUT

01/05

सदर नकाशा दि. २४/०२/२०२२ APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 3641/23

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

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

TRUE COPY
This is to certify that this is a True Copy of The Proposal approved subject to condition by P.M.C. Building Control / Development Plan Department Vide letter no.
Commencement Certificate No.
Date:-
PRAKASH KULKARNI
CA/98/22909

PARKING AREA STATEMENT

NOS.	WING	COMM. AREA SQ.M.	BELOW 30.00 SQ.M.	40.00 TO 80.00 SQ.M.
1	A WING	0.00	0.00	50
2	B WING	0.00	5	24
TOTAL		0.00	5.00	74.00

PARKING REQUIRED A WING	CAR	SCOOTER
BELOW 30.00 SQ.M. 02 TENA.	00	04
40.00 TO 80.00 SQ.M. 02 TENA.	01	05

PARKING REQUIRED B WING	CAR	SCOOTER
BELOW 30.00 SQ.M. 02 TENA.	00	4
40.00 TO 80.00 SQ.M. 02 TENA.	1	5

PARKING REQUIRED A WING	CAR	SCOOTER
BELOW 30.00 SQ.M. 40 TENA.	0	0
40.00 TO 80.00 SQ.M. 50 TENA.	25	125
TOTAL 50 TENA.	25	125
VISITOR'S PARKING 5%	01	06
TOTAL	26	131

PARKING B WING AREA STATEMENT

PARKING PROVIDED	CAR	SCOOTER
BELOW 30.00 SQ.M. 05 TENA.	00	12
40.00 TO 80.00 SQ.M. 24 TENA.	12	60
TOTAL 29 TENA.	12	72
VISITOR'S PARKING 5%	0	4
TOTAL B WING NOS.	12	76
TOTAL A+B WING NOS.	38	207

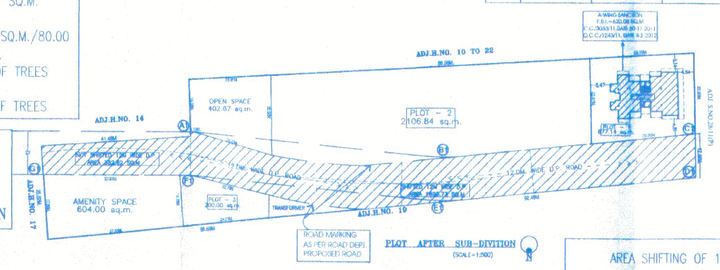
PARKING PROVIDED WING A+B	CAR	SCOOTER
BASE.PARK. FL.(a+bwing)	00	170
GR. PARK. FL.(a+bwing)	76	140
TOTAL	76	310

PARKING AREA STATEMENT	AREA REQUIRED	AREA PROPOSED
CAR	92 NOS. X 12.50 SQ.M	1,150.00 SQ.M.
SCOOTER	310 NOS. X 2.00 SQ.M	620.00 SQ.M.
TOTAL		1,770.00 SQ.M.

TREES PROVIDED STATEMENT

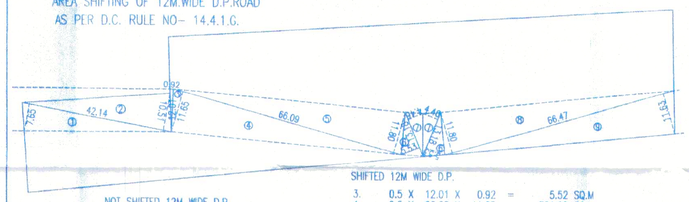
NET PLOT AREA = 2,545.51 SQ.M.
REQUIRED NO. OF TREES
= 2,545.51 SQ.M./80.00
= 31.81 NO.
SAY = 32 NO. OF TREES
PROVIDED NO. OF TREES
= 33 NO. OF TREES

COMPOUND WALL SECTION



PLOT AFTER SUB-DIVITION
(SCALE-1:500)

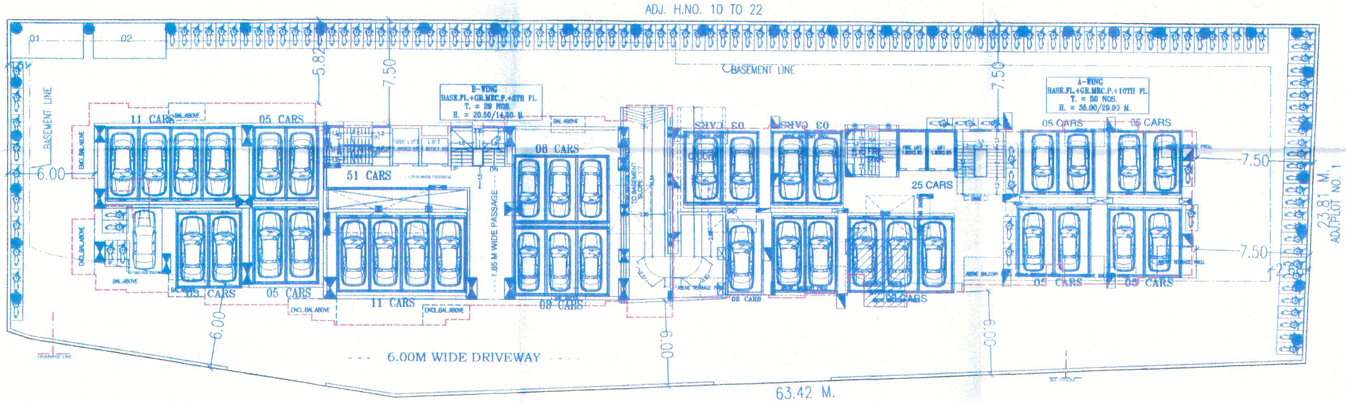
AREA SHIFTING OF 12M.WIDE D.P.ROAD AS PER D.C. RULE NO- 14.4.1.G.



NOT SHIFTED 12M WIDE D.P.
1. 0.5 X 7.65 X 42.14 = 161.18 SQ.M
2. 0.5 X 10.51 X 42.14 = 221.44 SQ.M
TOTAL = 382.62 SQ.M

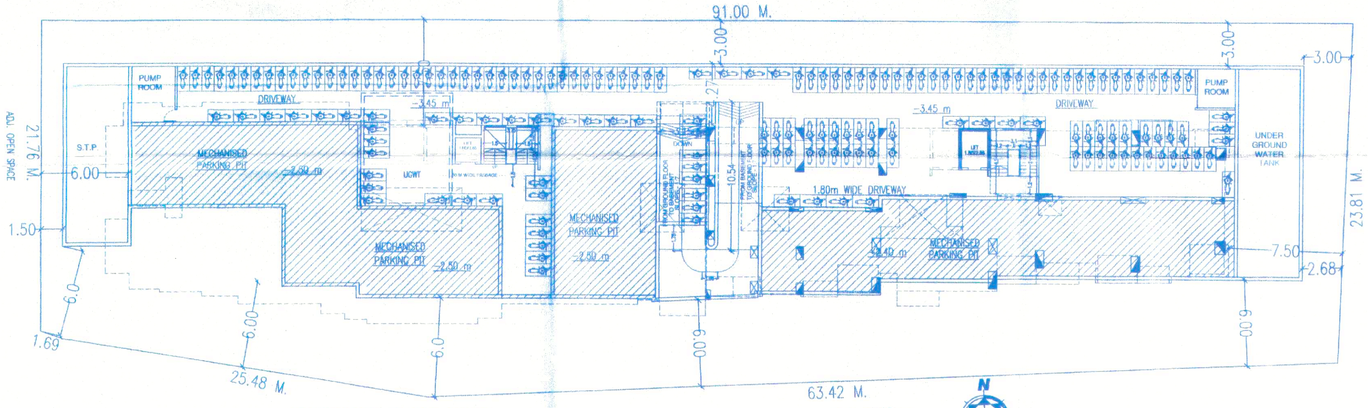
SHIFTED 12M WIDE D.P.
3. 0.5 X 12.01 X 0.92 = 5.52 SQ.M
4. 0.5 X 66.08 X 11.65 = 384.92 SQ.M
5. 0.5 X 66.09 X 11.80 = 389.93 SQ.M
6. 0.5 X 13.18 X 5.53 X 2 = 72.89 SQ.M
7. 0.5 X 13.18 X 4.46 X 2 = 58.78 SQ.M
8. 0.5 X 66.47 X 11.80 = 392.17 SQ.M
9. 0.5 X 66.47 X 11.63 = 386.52 SQ.M
TOTAL ADDITIONS = 1690.73 SQ.M
382.62 + 1690.73 = 2,073.35 SQ.M

ADJ. H.NO. 10 TO 22



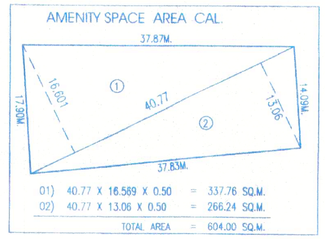
GROUND MECHANISED PARKING FLOOR PLAN
CAR'S = 51+25 = 76 CAR'S
SCOOTER'S = 140 NOS.

ADJ. H.NO. 10 TO 22



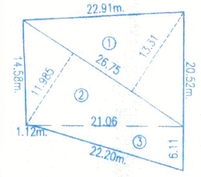
BASEMENT FLOOR PLAN
SCOOTER'S =170.00 NOS.
BASEMENT AREA = 1253.38 SQ.M.

AMENITY SPACE AREA CAL.



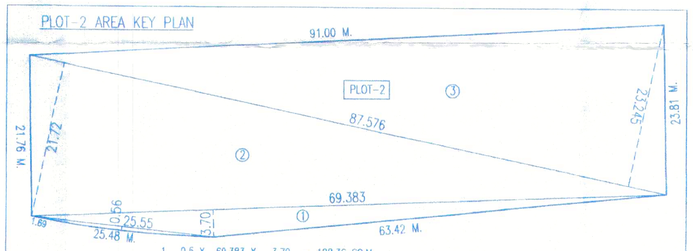
01) 40.77 X 16.569 X 0.50 = 337.76 SQ.M.
02) 40.77 X 13.06 X 0.50 = 266.24 SQ.M.
TOTAL AREA = 604.00 SQ.M.

OPEN SPACE AREA CAL.



01) 26.75 X 13.31 X 0.50 = 178.02 SQ.M.
02) 26.75 X 11.985 X 0.50 = 160.31 SQ.M.
03) 21.06 X 06.11 X 0.50 = 64.34 SQ.M.
TOTAL AREA = 402.67 SQ.M.

PLOT-2 AREA KEY PLAN



1. 0.5 X 69.383 X 3.70 = 128.36 SQ.M
2. 0.5 X 87.576 X 21.72 = 951.08 SQ.M
3. 0.5 X 87.576 X 23.245 = 1017.86 SQ.M
4. 25.55 X 0.56 X 2 / 3 = 9.54 SQ.M
NET AREA = 2106.84 SQ.M

OPEN SPACE AREA = 402.67 SQM
TRANSFORMER = 36.00 SQM
2,545.51 SQM

AREA STATEMENT

1 : Area of plot (Minimum area of a,b,c to be considered)(2106.84+402.67+36) a) as per ownership document (7/12,CTS extract) b) as per Demarcation plot c) as per site	2,545.51
2 : Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	
(total a+b)	0.00
3 : Balance Area of Plot (1-2)	2,545.51
4 : Amenity Space	
a) Required - (15%)	--
b) Proposed -	--
5 : Net Plot Area (3-4(C))	2,545.51
6 : Recreational Open Space	
a) Required - (10%)	---
b) Proposed -	--
7 : Internal Road Area	-
8 : Plotable Area	2,545.51
9 : Built up area with reference to basic F.S.I as per front road width (2,545.51X1.10)	2,800.06
10 : Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI-based on road width/TOD Zone.	
(b) Proposed FSI on payment of premium. 2545.51X0.50=1272.76	22.55 (as per sanctioned)
11 : In-situ FSI / TDR loading	
a) In-situ area against D.P.road 2073.35X2 = 4146.70	2904.80
b) In-situ area against Amenity Space if handed over 201.32X1.10	---
c) TDR area	--
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2904.80
12 : Additional FSI area under Chapter No. 7	
13 : Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	5,727.41
(b) Ancillary Area FSI upto 60% or 80%with payment of charges 5727.41X0.60=3,436.446	---
(c) Total entitlement (a+b)	5,727.41
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	
15.Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing Built-up Sanction Area.	
(b) Proposed Built-up Area (as per 'P-line')	5,722.35
(Total of a+b+c+d)	5,722.35
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.999
17 : area of inclusive housing if any	
a) Required (20%of sr.no.5)	---
b) Proposed -	---

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22909

OWNER (P.A.H.): Mr. MANOJ MANDHARE.

PROJECT

REVISED RESI. BUILDING ON S. No. 28, H. No. 13+15+16+18, P. No. 2, AT - AMBEGAON (BK.), PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJONAYA, OFF. NO.- 101, 1ST FL., CTS. NO.- 1180715, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005. PHONE - 25514790, 25514791 / FAX - 020 25514792
Website : www.ankurassociates.co.in

DATE	SCALE	DRN. BY	
10/02/2022	1 : 200	N.D.	623/12

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