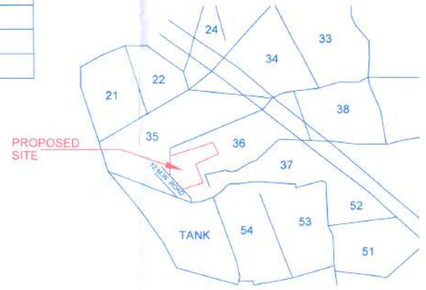
PROPOSED CONSTRUCTION UNDER PMAY-AHP-PPP PROJECT
S.NO.36/2/1/3,36/2/1/3/1 AT LOHGAON TAL:-HAVELI, DIST:- PUNE

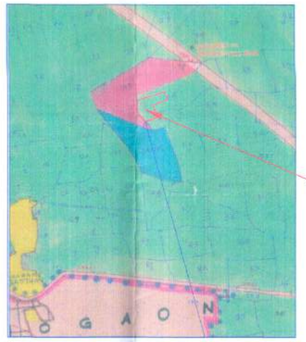
FSI AREA STATEMENT									
BUILDING NAME	BUILDING TYPE	NO. OF LIG TENAMENTS	CARPET AREA FOR LIG (SQM)	NO. OF EWS TENAMENTS	CARPET AREA FOR EWS (SQM)	TOTAL RESIDENTIAL B/UP AREA (in sqm.)	NO. OF FLOORS	HEIGHT OF BUILDING	TOTAL TENS. PROPOSED FOR PMAY BENEFICIARIES (UNDER SUBSIDY)
BLDG A	LIG+EWS	48 LIG	47.44 SQM.	95 EWS	29.50 SQM.	8072.72	STILT+12	37.80	81 EWS
BLDG B	LIG+EWS	46 LIG	47.44 SQM.	94 EWS	29.50 SQM.	7894.48	STILT+12	37.80	94 EWS
FITNESS CENTER						20.00	GR. FLOOR	3.35	
TOTAL		94 LIG		189 EWS		15987.20			175 EWS

NON FSI AREA STATEMENT (IN SQM.)								
BUILDING NAME	BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	REFUGE AREA	U.G TANK	TOTAL AREA
BLDG A	LIG+EWS	643.03	11.51	11.01	44.49	36.58	20.00	
BLDG B	LIG+EWS	662.81	11.51	11.01	44.49	36.58		
	TOTAL	1305.84	23.02	22.02	88.98	73.16	20.00	1533.02

TOTAL FSI + NON FSI AREA STATEMENT		
TOTAL FSI AREA	=	15987.20
TOTAL NON FSI AREA	=	1533.02
TOTAL FSI + NON FSI AREA	=	17520.22

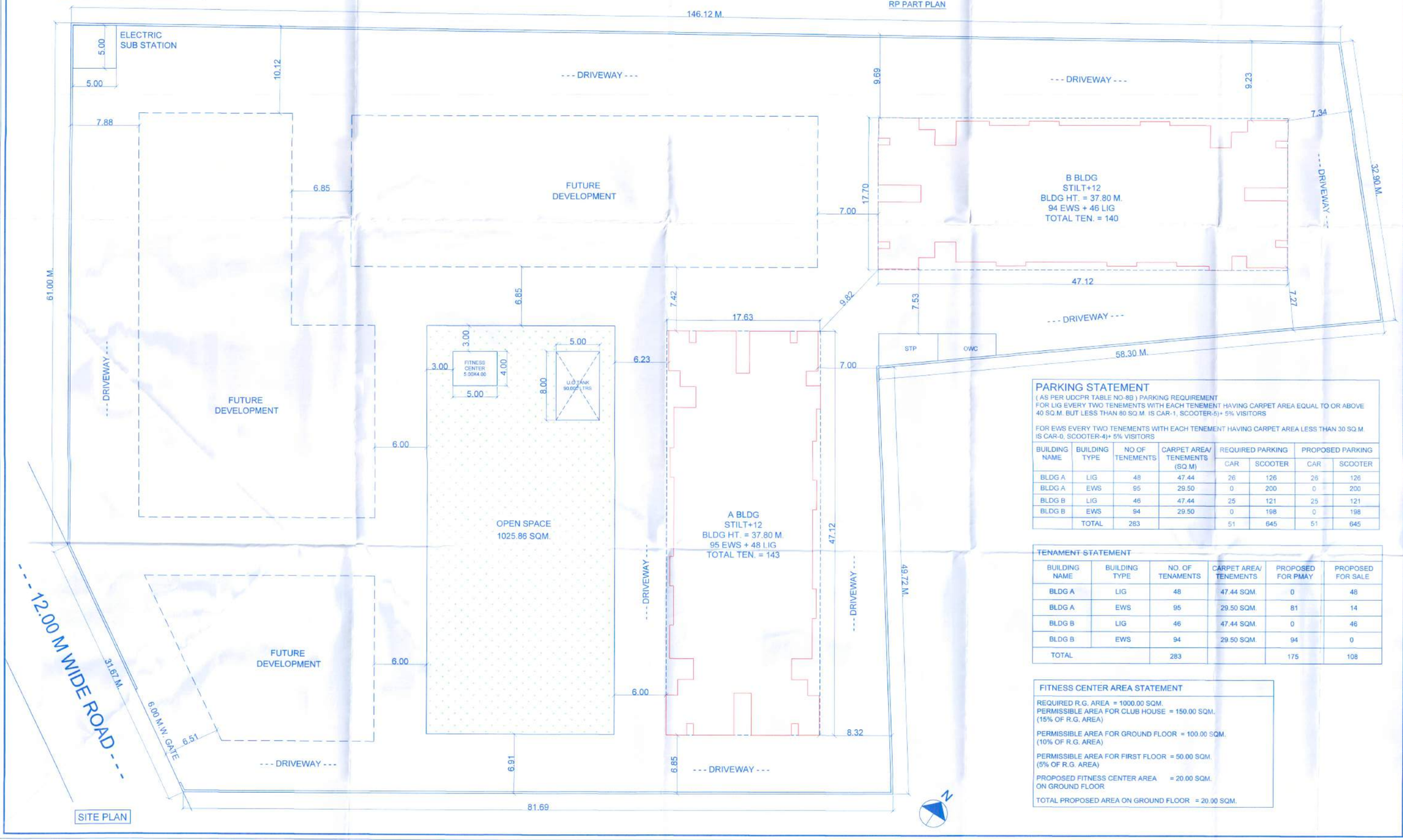


KEY PLAN



RP PART PLAN

GOOGLE LOCATION



SITE PLAN

PARKING STATEMENT

(AS PER UDCPR TABLE NO-8B) PARKING REQUIREMENT
FOR LIG EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. IS CAR-1, SCOOTER-5)+ 5% VISITORS

FOR EWS EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CAR-0, SCOOTER-4)+ 5% VISITORS

BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (SQ.M)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
BLDG A	LIG	48	47.44	26	126	26	126
BLDG A	EWS	95	29.50	0	200	0	200
BLDG B	LIG	46	47.44	25	121	25	121
BLDG B	EWS	94	29.50	0	198	0	198
	TOTAL	283		51	645	51	645

TENAMENT STATEMENT

BUILDING NAME	BUILDING TYPE	NO. OF TENAMENTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
BLDG A	LIG	48	47.44 SQM.	0	48
BLDG A	EWS	95	29.50 SQM.	81	14
BLDG B	LIG	46	47.44 SQM.	0	46
BLDG B	EWS	94	29.50 SQM.	94	0
TOTAL		283		175	108

FITNESS CENTER AREA STATEMENT

REQUIRED R.G. AREA = 1000.00 SQM.
PERMISSIBLE AREA FOR CLUB HOUSE = 150.00 SQM.
(15% OF R.G. AREA)

PERMISSIBLE AREA FOR GROUND FLOOR = 100.00 SQM.
(10% OF R.G. AREA)

PERMISSIBLE AREA FOR FIRST FLOOR = 50.00 SQM.
(5% OF R.G. AREA)

PROPOSED FITNESS CENTER AREA = 20.00 SQM.
ON GROUND FLOOR

TOTAL PROPOSED AREA ON GROUND FLOOR = 20.00 SQM.

STAMP OF APPROVAL

17 NOV 2022

Approved subject to condition mentions in this office I.O.A. letter no. EE/BP/PMAY/A/MHADA/ 610 /2022
DATE 17/11/2022 & Plinth C.C. to be issued.

Ex. Engg/Bldg Permission Cell/ PMAY/A
MHADA

A	AREA STATEMENT	SQM
01	AS PER OF PLOT (AS PER SANCTIONED LAYOUT)	
a	As per ownership documents 7/12 , cts extract	10000.00 SQM
b	As per measurement sheet/As per site	10141.13 SQM
c	minimum area considered as per sanctioned layout	10000.00 SQM
02	DEDUCTION FOR	
a	Road aquisation Area	NIL
b	Any D.P. reservation area	NIL
	Total (a+b)	NIL
03	Balance area of plot (1-2)	10000.00 SQM
04	Amenity space (if applicable)	
a	Required	NIL
b	Adjustment of 2(b), if any-	NIL
c	Balance Proposed	NIL
	ELECTRIC SUBSTATION AREA PROPOSED	25.00 SQM
05	Net plot area for F.S.I. purpose	10000.00 SQM
06	Recreational open space (if applicable)	
a	Required (10%) 10000.00 X 10% = 1000.00 Sqm.	1000.00 SQM
b	Proposed	1025.86 SQM
07	Internal road area	NA
08	Plotable area (if applicable)	NA
09	FSI Permissible as per UDCPR (for Agriculture)	1.00
10	Builup area with reference to Basic F.S.I. (sr.no. 5 x basic F.S.I -1.0)	10000.00 SQM
11	Addition of FSI on payment of premium	NA
a	Maximum permissible premium SFI -based on road width/TOD zone	NA
b	Proposed FSI on payment of premium	NA
12	In situ FSI / TDR loading	
a	In-situ area against D.P. road (2.0xsr.no-2(a)), if any	NA
b	In-situ area against amenity space if handed over (2.0 or 1.85x sr.no.4 (b) and /or (c)	NA
c	TDR area	NA
d	Total in situ / TDR loading proposed (11(a)+(b)+(c))	NA
13	Additional FSI area under chapter no-7	NA
14	Total entitlement of FSI in proposal	
a	(10+11(b)+12(d)) or 13 whichever is applicable	10000.00 SQM
b	Ancillary area FSI upto 60% with payment of charges	6000.00 SQM
c	Total entitlement (a+b)	16000.00 SQM
15	Maximum utilization limit of FSI (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)	
16	Total builtup area proposed in proposal (excluding area at sr.no.19b)	
a	Existing builtup area	NIL
b	Proposed builtup area (as per p line)	15987.20 SQM
c	Total entitlement (a+b)	15987.20 SQM
17	TOTAL PROPOSED ANCILLARY AREA OUT OF PERMISSIBLE	5987.20 SQM
18	Total proposed builtup area for residential use	15987.20 SQM
19	Total proposed builtup area for commercial use	0.00 SQM
20	Total proposed tenaments in this proposal	283
b	LIG	94
c	EWS	189
21	FSI consumed (16c-17/3) (should not be more than serial no 14 above)	1.548
22	Area for inclusive housing, if any	
a	Required (20% of sr no 5)	NIL
b	Proposed	NIL

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/CITY SURVEY RECORDS.

ARCHITECT SIGN.

OWNERS CERTIFICATE

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 AT THE WORK SITE

OWNER'S NAME, SIGN. & ADDRESS

M/S KRISHNA HOUSING AOP THRIOUGH
MR SUNIL ROSHANLAL AGARWAL
AND OTHERS

For KRISHNA HOUSING
Authorised Signatory

PROJECT - BUILDING LAYOUT

PROPOSED CONSTRUCTION UNDER PMAY-AHP-PPP PROJECT
S.NO.36/2/1/3,36/2/1/3/1 AT LOHGAON TAL:-HAVELI, DIST:- PUNE

ARCHITECT'S NAME — SIGNATURE

AR. ATIT SHRIKANT ADMULWAR

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	DATE
AA_2021-106	MD_001_R0_TP	1:100	RAJESH	01.06.2022

ATIT SHRIKANT ADMULWAR ARCHITECT
Registration No. CA/2000/20167

ARCHITECT

atit admulwar™
ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
OFFICE NO.05, THIRD FLOOR, SHREE TOWERS,
MAGARPATTA CHOWK, HADAPSAR, PUNE-28
Office : +91 88 8800 4700, +91 88 0541 9700
office@atitadmulwar.com
www.atitadmulwar.com