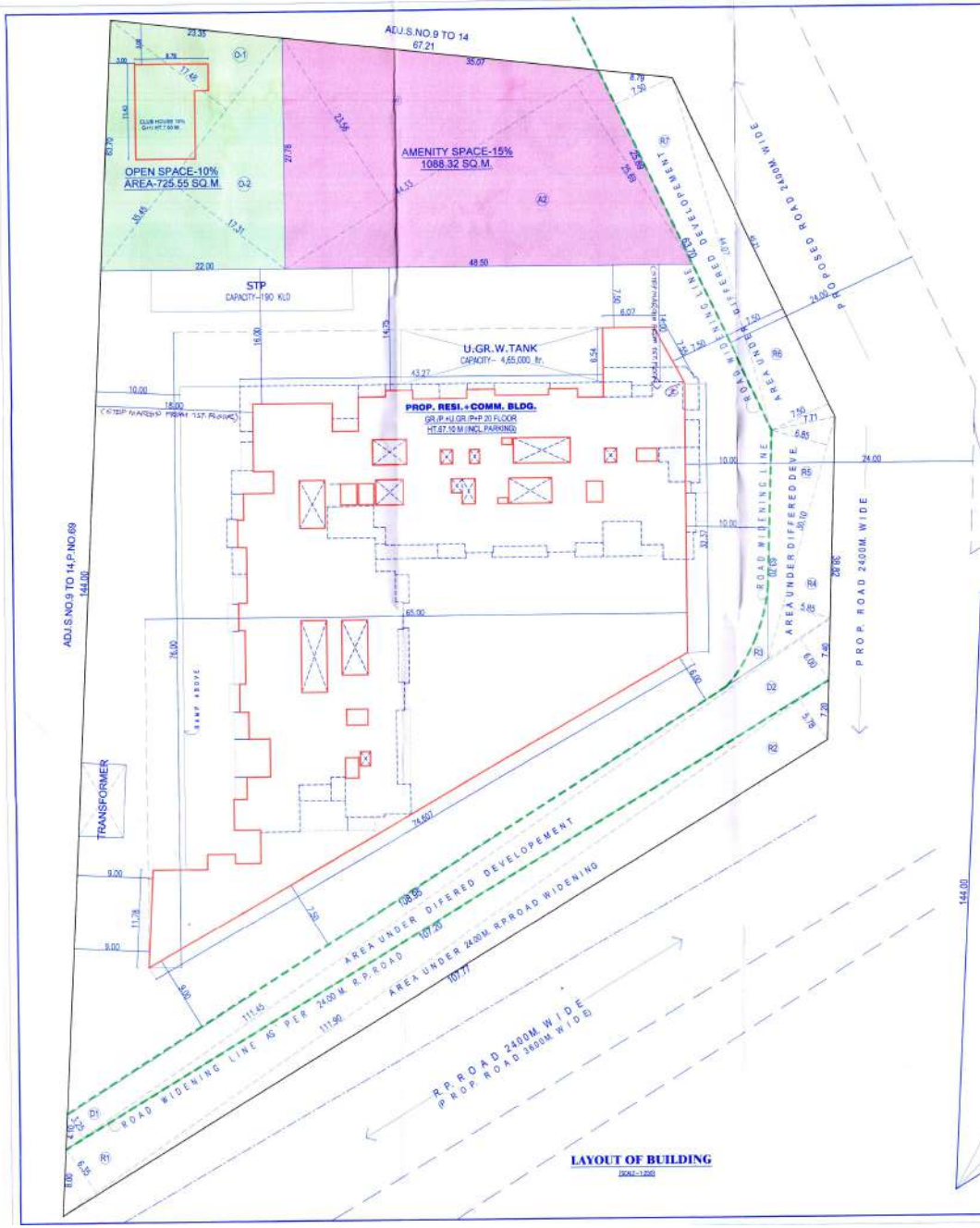


LAYOUT OF BUILDING

(SCALE-1:200)

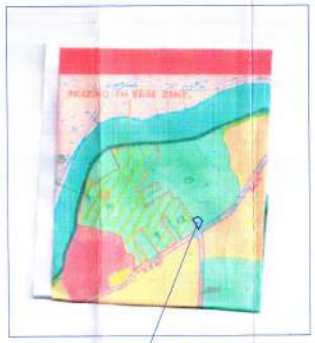
F. S. I. STATEMENT BLDG. (SQ.M.)

BLDG	PARKING COMM.	PARKING RESI.	PARKING TOTAL	1ST	2ND.	3RD.	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	17TH	18TH	19TH	20TH	TOTAL	TEN. NO.S
A	637.31	69.83	927.14	966.40	1459.18	1456.92	1459.18	1459.18	1456.92	1456.92	1456.92	1459.18	1456.92	1456.92	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	31054.34	328
TOTAL	637.31	69.83	927.14	966.40	1459.18	1456.92	1459.18	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	1459.18	1456.92	31054.34	328

TOTAL COMM AREA = (637.31+966.40)=1603.71 SQ.M.* TOTAL RESI.AREA = 29250.63 SQ.M.

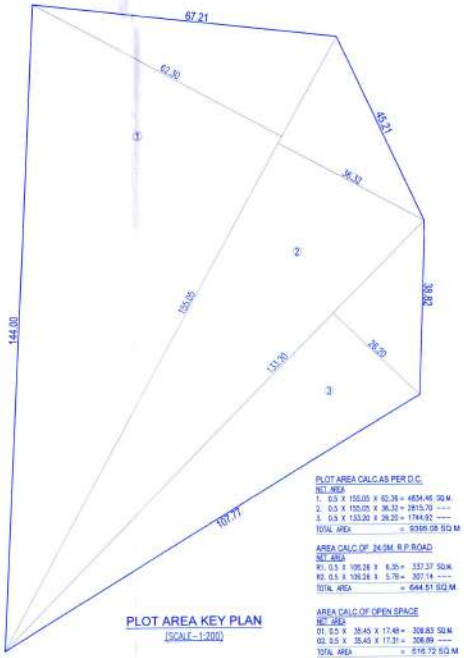
F.S.I. AND NON F.S.I. AREA STATEMENT

	F.S.I. AREA	NON F.S.I. AREA: OTHER	REFUGE AREA	LIFT	TOP TERRACE	TOTAL CONSTRUCTION
WING -	31054.34	---	240.00	39.00	1770.70	33104.04
CLUB HOUSE	---	92.50	---	---	92.50	185.00
U.G.WATER TANK	---	152.00	---	---	---	152.00
O.H.TANK	---	80.00	---	---	---	80.00
PUMP ROOM	---	25.00	---	---	---	25.00
D.G. SET	---	30.00	---	---	---	30.00
OWC Area	---	50.00	---	---	---	50.00
STP Area	---	136.00	---	---	---	136.00
Transformer Room	---	47.00	---	---	---	47.00
Ground parking-01	---	2227.75	---	---	---	2227.75
U.GR parking-02	---	2227.75	---	---	---	2227.75
U.GR parking-03	---	3077.33	---	---	---	3077.33
Security Cabin	---	11.50	---	---	---	11.50
Society office+Creche	---	40.00	---	---	---	40.00
Electrical Room	---	45.00	---	---	---	45.00
Ramp	---	---	---	---	---	---
F.S.I TOTAL	31054.34	8241.83	240.00	39.00	1863.20	41438.37
	31054.34		10384.03			41438.37



LOCATION PLAN

NORTH



PLOT AREA KEY PLAN

(SCALE-1:200)

PLOT AREA CALC.AS PER D.C.

NET AREA

1. 0.5 X 155.05 X 62.36 = 4834.45 SQ.M.
2. 0.5 X 155.05 X 36.32 = 2815.70 ----
3. 0.5 X 133.20 X 26.20 = 1744.92 ----

TOTAL AREA = 9395.08 SQ.M

AREA CALC.OF 24.0M. R.P.ROAD

NET AREA

R1. 0.5 X 106.28 X 6.35 = 337.37 SQ.M.
R2. 0.5 X 106.28 X 5.78 = 307.14 ----

TOTAL AREA = 644.51 SQ.M

AREA CALC.OF OPEN SPACE

NET AREA

01. 0.5 X 35.45 X 17.49 = 309.83 SQ.M
02. 0.5 X 35.45 X 17.31 = 306.89 ----

TOTAL AREA = 616.72 SQ.M

AREA LEFT FOR DIFFERED DEVELOPEMENT

NET AREA

D1. 0.5 X 111.45 X 3.20 = 181.10 SQ.M.
D2. 0.5 X 111.45 X 6.00 = 334.35 ----

TOTAL AREA = 515.45 SQ.M

R3. CHAMFER = 30.88 ----
R4. 0.5 X 30.10 X 5.85 = 88.04 SQ.M.
R5. 0.5 X 30.10 X 6.85 = 103.09 ----
R6. 0.5 X 45.21 X 7.50 = 169.54 ----
R7. 0.5 X 63.70 X 7.50 = 238.87 ----

TOTAL AREA =1145.96 SQ.M
(515.45+630.50)

AREA CALC.OF AMENITY SPACE

NET AREA

A1. 0.5 X 44.33 X 23.56 = 522.20 SQ.M.
A2. 0.5 X 44.33 X 25.56 = 566.12 ----

TOTAL AREA =1088.32 SQ.M.

SCHEMATIC SECTION

STAMP OF APPROVAL 1/1

PROPOSED LAYOUT OF BUILDING ON S.NO.9 TO 14 H.NO.2/1/1(P.NO.70) AT-MUNDHWA- KESHAVNAGAR PUNE.

PLAN PREVIOUSLY APPROVED UNDER C.C.NO. 1994/10 DT.23.10.2019
REVISED-

This is an accompaniment to this office Letter No. DPO/Z3640/12 dated 31/08/2023

for Executive Engineer
(B.P.D.P. Zone No.-1) P.M.C.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	7900.00
MINIMUM AREA OF A(6,7,8) TO BE CONSIDERED	
a) AS PER OWNERSHIP DOCUMENTS [7/12,8,7/5 EXTRACT]	7900.00
b) AS PER MEASUREMENT SHEET	8392.43
c) AS PER SITE	8392.43
2. DEDUCTIONS	
a) PROPOSED R.P./R.P.ROAD WIDENING/SERVICE ROAD	544.51
b) ANY RESERVATION NEC/NEWLA LEFT FOR 4.50M TO 6.00M	----
c) TOTAL a+b	----
3. BALANCE AREA OF PLOT	7255.49
4. AMENITY SPACE (IF APPLICABLE)	----
a) REQUIRED - 15%OF 7255.49	1088.32
b) ADJUSTMENT OF 20% IF ANY (as per previous sanction)	1088.32
c) BALANCE PROPOSED	----
5. NET PLOT AREA (3-4a)	6167.17
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	----
a) REQUIRED - 10% OF 7255.49	725.55
b) PROPOSED -	725.55
7. INTERNAL ROAD AREA	----
8. PLAYABLE AREA (IF APPLICABLE)	----
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.AS PER FRONT road width [SR.NO.5-78(note: No) 6167.17/1.18	5163.88
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	----
a) MAXIMUM PERMISSIBLE PREMIMUM FSI BASED ON ROAD WIDTH/TOD ZONE [PREMIUM PERMISSIBLE IN CLU(SR.No.-7/SR.No.5)]	2010.06
b) PROPOSED FSI BASED ON PAYMENT OF PREMIMUM	----
11. IN SITU FSI/TDR LOADING	----
i) IN SITU AREA AGAINST D.P. ROAD [1.0(SR.NO.3)].OR ANY	1298.02
ii) IN SITU AREA AGAINST AMENITY SPACE IF MARGED OVER [1.00 OR 1.5(SR.NO.4)]/cum/sr (x)	2176.64
iii) TDR AREA =[SR.NO.11-(SR.NO.9+10)]=(1298.02+2176.64)=3474.34	3474.34
iv) TOTAL IN SITU/TDR LOADING PROPOSED - [(i)+(ii)+(iii)+(iv)+(v)+(vi)]	8089.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	----
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	----
i) [6+10+11] OR 13 WHICHEVER IS APPLICABLE(SR.NO.6+10+11)=(6167.17+2010.06+8089.00)	16267.23
ii) ANCILLARY AREA FSI UP TO 60% FOR COMMERCIAL(1983.71/1.60)	801.84
ANCILLARY AREA FSI UP TO 60% FOR RESIDENTIAL(11816.82/1.60)	11410.35
TOTAL ANCILLARY AREA	12211.99
iii) TOTAL ENTITLEMENT [i+ii]	22380.86
14. MAXIMUM UTILIZATION OF FSI [BUILDING POTENTIAL] PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO.6.1,6.2,6.3 OR 6.4 AS APPLICABLE]1.8 OR 1.0	24750.00
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17)	----
a) EXISTING BUILT UP AREA	----
b) PROPOSED BUILT UP AREA (RESI.) AS PER [AS PER "P" LINE]	19031.71
PROPOSED BUILT UP AREA (RESI.) AS PER [AS PER "P" LINE]	20250.63
c) TOTAL (a+b)	31254.34
16. F.S.I.CONSUMED [SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE]	3181
17. AREA FOR INCLUSIVE HOUSING IF ANY	----
a) REQUIRED [20% OF SR.NO.5]	----
b) PROPOSED	----

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/T.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE

NAME OF ARCHITECT/LICENSED ENGINEER/SURVEYOR

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 PLAN.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.

OWNERS NAME AND SIGNATURE

M/S MUNDHWA SHIVSHAKTI LLP THROUGH

MILIND SHIVSHAKTI PATIL

NORTH

atit admulwar ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
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JOB NO.	SCALE	DRAWN BY	CHECKED BY	DATE
	1:250	PRADNYA	S.K.	12.04.2023