F.S.I AREA STATEMENT- EXISTING BUILDING

EXISTING BUILD. NO.	FLOOR	HEIGHT	PLINTH/ COVERAGE	EXISTING BUILT UP SQ.M.	TOTAL TENAMENT
BLDG : A	G/P+P1+15	49.95 M.	354.42	5524.55	62 nos
BLDG : B	G/P+P1+15	49.95 M.	383.83	4433.78	60 nos
BLDG : C	G/P+P1+15	49.95 M.	326.10	5094.56	61 nos
BLDG : D	G/P+P1+15	49.95 M.	494.17	8248.25	60+2nos
TOTAL EXISTING			1458.52	23,299.44	243+2nos

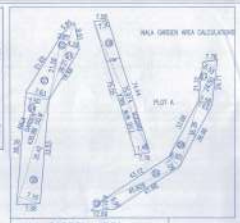
ROAD WIDENING AREA = S.NO.36(P) PLOT - A

R1) (11.46+12.76)(24.06) X 0.5 = 296.61 SQ.M
R2) (18.10+13.85)(115.28) X 0.5 = 1854.70 SQM
R3) (13.20+14.81)(28.87) X 0.5 = 1093.21 SQ.M
TOTAL = 3244.54 SQM

ROAD WIDENING AREA = S.NO.28(P) PLOT - A

R4) (8.48+4.30)(39.34) X 0.5 = 191.23 SQ.M

TOTAL ROAD WIDENING AREA = 3244.54+191.23 =
TOTAL ROAD WIDENING AREA = 3435.77



NALA GARDEN AREA =

1) 4.28 X 26.21 X 0.5 = 55.83 SQ.M
2) 2.81 X 26.21 X 0.5 = 36.82
3) 7.63 X 21.28 X 0.5 = 81.18
4) 7.50 X 36.35 X 0.5 = 136.31
5) 7.10 X 35.42 X 0.5 = 125.74
6) (7.30+7.48)(75.91)(40.5 = 581.00
7) (8.53+7.58)(24.30)(0.5 = 172.60
8) (7.62+6.95)(36.38)(0.5 = 254.88
9) (7.09+6.90)(45.60)(0.5 = 319.03
10) 12.6884 S1)(0.5 = 31.15
1784.54 SQ.M

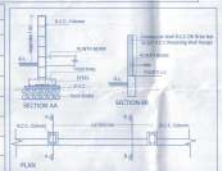
F.S.I AREA STATEMENT
PROPOSED BUILT UP AREA

	TYPE	NOS.	FLOOR	HEIGHT	COMM.FUR IN SQ.M	BUILT UP SQ.M	LIFT IN SQ.M	LIFT W/C INC IN SQ.M	TOTAL TENAMENT
RESI. BLDG.	BLDG : T1	01	GR.+27Th FL.	86.10 M.	0	14668.03	9.13	17.76	110 nos
	BLDG : T2	01	GR.+27Th FL.	86.10 M.	0	10821.15	11.47	20.40	110 nos
	BLDG : T3	01	GR.+27Th FL.	86.10 M.	0	10821.15	11.47	20.40	110 nos
	BLDG : T4	01	GR.+27Th FL.	86.10 M.	0	14594.83	9.13	17.76	110 nos
	BLDG : T5	01	GR.+27Th FL.	86.10 M.	0	10854.29	11.48	25.29	110 nos
	BLDG : T6	01	GR.+27Th FL.	86.10 M.	0	12412.76	11.34	20.40	110 nos
	BLDG : T7	01	GR.+27Th FL.	86.10 M.	0	12412.76	11.34	20.40	110 nos
	BLDG : T8	01	GR.+27Th FL.	86.10 M.	0	10854.29	11.48	25.29	110 nos
	BLDG : T9	01	GR.+27Th FL.	86.10 M.	0	14668.03	9.13	17.76	110 nos
	BLDG : T10	01	GR.+27Th FL.	86.10 M.	0	14604.59	9.03	17.76	108 nos
	BLDG : T11	01	GR.+27Th FL.	87.15M.	0	10161.38	14.05	36.52	50 nos
COMM BLDG			B+GR+GM(ZATTIPU)+P1(ACD)+P1 TO PH+1ST TO 3RD FL.	45.75 M	7625.46	4	9.24	21.09	62 shop+ 28 office
					7625.46	1,37,273.27	128.29	293.83	844 TONM.

TOTAL BUILT UP AREA = 23,299.44+ 7,625.46 + 1,37,273.27= 1,68,198.17 SQ.M

WATER STORAGE TANK CAPACITY =

BUILDING	O/HEAD TANK CAP.	U/G TANK CAPACITY
T1	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T2	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T3	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T4	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T5	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T6	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T7	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T8	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T9	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T10	75,000.00 LIT. FRE.20,000.0 LIT.	1,13,000.00 LIT. FRE.50,000.0 LIT.
T11	54,000.00 LIT. FRE.20,000.0 LIT.	57,000.00 LIT. FRE.50,000.0 LIT.
COMM	1,19,000.00 LIT. FRE.50,000.0 LIT.	1,72,500.00 LIT. FRE.50,000.0 LIT.
TOTAL	9,02,000.00LIT. FRE.2,70,000.0LIT.	13,53,000.00LIT. FRE.6,00,000.0LIT.



1) 9.78 X 6.71 = 65.62 SQ.M
2) 4.43 X 4.07 = 18.03 SQ.M
TOTAL = 83.65 SQ.M

PROP. PARKING STATEMENT =

BUILDING	CAR	SCOOTER
BASEMENT FL	78	0
GROUND FL	34	0
SR./MEZZ.	0	278
FIRST FL	39	0
P1 U/L	163	86
P2	186	100
P3	186	100
P4	186	100
P5	186	100
P6	186	100
P7	186	80
P8	186	48
PODIUM TERR.	0.00	0
TOTAL	1484.00	1092.00

REQ. PARKING STATEMENT =

BUILDING	CAR	SCOOTER
T1	91	271
T2	46	226
T3	46	226
T4	91	271
T5	46	226
T6	87	318
T7	87	318
T8	87	318
T9	91	271
T10	114	340
T11	105	156
COMM	140	418
TOTAL	1021.00	3561.00

COMPOSITE PARKING =

1 CAR = 6 SCOOTER
EXTRA CAR = 1303-1116 = 187 NOS.

FSI & NON FSI AREA STATEMENT.

Sr.No		Services	Location	Area
A	F.S.I.	TOTAL BILT(P (WITH DWS AREA)		168198.17
B	NON F.S.I.			Areas
1	COMM.	Fire Tank	Below BASMENT MLCP - Basement 2	37.00
2		Domestic Water Tank		24.00
3		Rain Water Tank		17.00
4		Fire Pump Room		80.00
5		Plumbing Pump Room		
6		DTP		93.00
7		WMS	MLCP Ground Floor	20.00
8		Fire Tank - OHT	Terrace	22.00
9		Domestic Tank - OHT		8.00
10		Flushing Tank - OHT		5.00
11		Substation	On Ground	80.00
12		Meter Room	On Level 1	82.00
13		Panel Room	On Level 1	40.00
14		Panel Room	On Level 2	40.00
15		Fire Command Room	On Ground Floor	9.25
16		BMS Room	On Ground Floor	18.50
17		UMR Room	On Terrace	35.00
1	Residential Tower + MLCP	Fire Tank - ASPIRATION	Below ASPIRATION - Basement 2	153.00
2		Fire Tank - MLCP		90.00
3		Domestic Water Tank		153.00
4		Fire Pump Room		
5		Plumbing Pump Room		115.00
6		Rain Water Tank (For 11 Towers)	Below Each Tower - U/G	296.00
7		STP	Below Ground Resi Up T3	690.00
8		DWM	At Ground T11	48.00
9		Fire Tank - OHT(For 11 Towers)	Terrace	252.00
10		Domestic Tank (For 11 Towers)		220.00
11		Flushing Tank (For 11 Towers)		220.00
12		Pump Room & Shaft - MLCP Basement 1 & 2		28.00
13		Panel Room - MLCP	All Floors	160.00
14		Substation	On Ground	160.00
15		Meter Room(For 11 Tower)	On Ground Floor	231.00
16		Panel Room (For 11 Tower)	On Ground Floor	200.00
17		Fire Command Room (For 11 To	On Ground Floor	18.00
18		UMR Room (For MLCP)	On Terrace	35.00
19		UMR Room (For 11 Tower)	On Terrace	204.00
20		Mens Space Of PRAYER HALL		83.00
21		PARKING AREA	MLCP BUILD	68905.00
			TOTAL NON FSI	69843.00
			TOTAL FSI + NON FSI	238041.00

area statement -(old sanction)

SR.NO.	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M
1	AREA OF PLOT		30000.00
2	DEDUCTIONS		
	a. 18.0 m.w.d.p. road.		3246.54
	b. F School Reservation		4200.00
	c. AREA UNDER NALA GARDEN		435.88
3	NET GROSS AREA 1-2 a b c		22117.58
	d. Amenity space.(3317.64 sq.m adjusted in reserve area of school.)	15% 3317.64 sq.m	0.0
	e) open space	10%	2211.76
	f) internal road		---
	g) transformer area		200.00
4	TOTAL NET PLOT AREA (3-34)		22117.58

AREA STATEMENT -(NEW PROPOSED FOR WHICH PLOT A & B)

SR.NO.	DESCRIPTION	REQUIRED AREA	AREA IN SQ.M
1	AREA OF PLOT		25041.47
2	DEDUCTIONS		
	a. 18.0 m.w.d.p. road.		191.33
	b. P School Reservation		0.00
	c. AREA UNDER NALA GARDEN		1348.88
3	NET GROSS AREA 1-2 a b c		23501.58
	d. Amenity space.		3525.23
	e) open space	10%	0.00
	f) internal road		---
	g) transformer area		0.00
4	TOTAL NET PLOT AREA (3-34)		19976.35
5	20% F.S.I. FOR E.W.S. ON NET PLOT AREA	(19976.35 X 1.1= 2197.199-7825.46= 14,248.53*0.2)	2969.71 sq.m

LOCATION PLAN

TDR LOADING

(a)	IN SITU AREA AGAINST DP ROAD (3 X SR...no.2)(3 sty	8875.54	8875.54
(b)	IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2 /1.85 X SR. NO.48 & DR C)		- -
(c)	TDR AREA (0.90 OF a+b+d1)	34494.06 - 8842.87 = 47661.19 = 47661.1* x 0.9 = 42877.07	
(i)	SLUM TDR (20% OF 11c)	= 12863.12	12863.12
(ii)	REGULAR TDR (70% OF 11c)	= 30013.95 (8001546-8875.54-12863.12)	21303.87
(d)	IN SITU AREA AGAINST (1x nala garden)		1784.54
(e)	TOTAL IN SITU AREA/TDR LOADING PROPOSED (11(a)+(b)+(c)		42877.07

IOD LAYOUT

01/01

सुनील चिलेवाड
कार्यकारी विकास विभाग प्रमुख म.
पुणे महानगरपालिका

उप अभियंता
कार्यकारी विकास विभाग प्रमुख म.
पुणे महानगरपालिका

कार्यकारी अभियंता
कार्यकारी विकास विभाग प्रमुख म.
पुणे महानगरपालिका

अटी:-
१) सदर निर्णयाचा विकास दाखला पत्रक व्यतिरिक्त विकासाचे एण्डप्लमेंटल सर्टिफिकेट प्रस्तावात प्राप्त करणेकरणी आहे, तसेच सदर दाखला महारेरा कायद्यास बाधा उत्पन्न दाखला नाही.
२) कार्यपूर्तीनंतर जिल्हा अधिक्षक, भूमी अभिलेख, पुणे यांचेकडील मोजणी नुसार भूखंडाच्या हद्दी कायम करणे आवश्यक राहील.

Stamps of Approval of Plans:

PROJECT :

REVISED LAYOUT AT S.NO. 36/7 + 8B + 36/8A+ 36/9/1 + 36/9/2 + 36/10 +11 + 13 + 14 + 15 + 16+ 28/1A + 1B + C (P), 28/2 (P), 28/3, 28/4, 28/5A, 28/6, PLOT NO - A
MOHAMMADWADI, TAL:- HAVELI, DIST - PUNE .

	AREA STATEMENT	SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c,d be considered)	34494.06
	(a) As per ownership document (7/12, CTS extract)	34494.06
	(b) as per measurement sheet	38542.26
	(c) as per site	- -
2	DEDUCTIONS FOR	
	a) 18.00 M. Wide D.P. Road (RG/SANCTION)	3437.77
	b) Any D.P. Reservation area(PS-78)	4200.00
	c) area under nala garden	1784.54
	(TOTAL a+b+c+d)	9422.31
3	BALANCE / GROSS AREA OF PLOT (1-2)	45071.75
4	AMENITY SPACE -(if applicable)(RG/SANCTION PLOT AREA)(Sr. 48+42.87 SQ.M	
	(a) REQUIRED - 10% (as/previous sanction) 6768.96	8842.87
	(b) ADJUSTMENT (IF ZERO if any - -)	4200.00
	(c) BALANCE AMENITY (8842.87-4200.0 = 3842.87)	3842.87
5	NET AREA OF PLOT - (3 -4)=(I)	42428.88
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED - 10% OPEN SPACE	4581.80
	(b) PROPOSED - (as PER PREVIOUS SANCTION(S))	4581.81
7	REFUGE AREA	---
8	FUTURE AREA (IF APPLICABLE)	- -
9	Both up area with reference to basic f.s.i. AS PER FRONT ROAD WIDTH (SR. NO. 5 & 7.1.11)	90882.77
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 (0.5 OF 10(a)) 34494.06-(8842.87+4581.80))	20530.85
11	IN SITU FSI / TDR LOADING	
	(a) IN SITU AREA AGAINST DP ROAD (3 X SR. no.2)(3 sty 8875.54	8875.54
	(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2 /1.85 X SR. NO.48 & DR C)	- -
	(b1) IN SITU AREA AGAINST (1x nala garden)	1784.54
	(c) TDR AREA (0.90 OF a+b+d1) 108613.15+31.03.87	242=6.88
	TOTAL IN SITU AREA/TDR LOADING PROPOSED (11(a)+(b)+(c)	42877.07
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	- -
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9 + 10(c) + 11(d) OF 11 WHICHEVER IS APPLICABLE)	1,13,896.43
	(b1) PREVIOUS SANCTION AS/(S) (EXPS. (9,(a)-4+8+C+E)	23258.44
	(b2) balance area as/under 2010 (1,13,896.43-23258.44)	90638.99
	(b) NAA ancillary No. 69 : - (23258.3 X 0.4 = 9303.32 SQM) (EXS. - 8842.87 X 0.4 = 3537.20 SQM)	94874.44
	TOTAL ENTITLEMENT (a+b)	1,88,771.87
14	MAXIMUM UTILIZATION 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) 1 X 9 OR 13	
15	TOTAL BUILTUP AREA IN PROPOSAL (excluding area at 15-No.17 b)	168,198.17
	a) EXISTING BUILT-UP AREA. (BLD. 4+3+C+D) AS/OLD SANCTION	23,299.44
	b) PROPOSED BUILT-UP AREA (as per "F-Map")	137,273.27
	c) Comm. BUILT-UP AREA	7,625.46
	d) TOTAL (a+b)	168,198.17
16	F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above.)	---
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF SR.NO.3)	2,969.71
	(b) PROPOSED	2,969.71

Certificate of Area :
Certified that the plot under reference was surveyed by me or _____ and the dimensions of sides etc. of plot shown on plan are as measured on site. For area as extract not tallies with the area shown in document of Ownership/ CTS Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's 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 persons so as to ensure the quality and safety at the work site.

Owner (s) name and signature
SHREE BALAJI REALTY,THRU.
1) MINILI SOEL. 2) SHRI. DHRUV MEHTA.

ARCHITECT

Ar. PRAKASH KULKARNI
CA/98/22909

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJDNJAYA,OFF NO- 101, 102 FL, CTS NO 1187/3, GAIKEWADI SHIVAJINAGAR
PUNE- 411 005. PHONE / 2551478,2551479 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
28/06/2022	1 : 1000	PALLAVI

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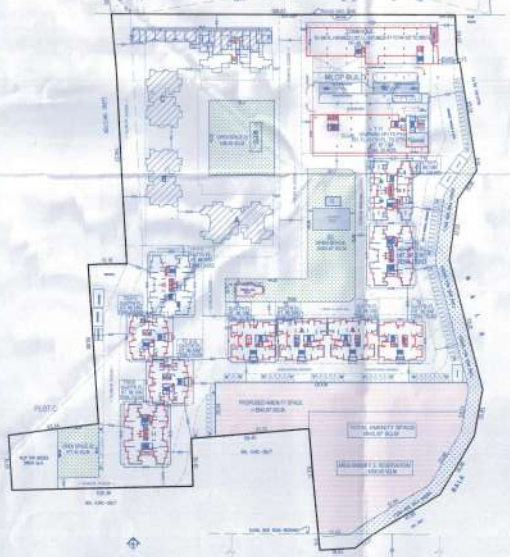
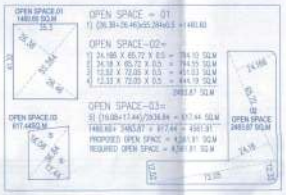
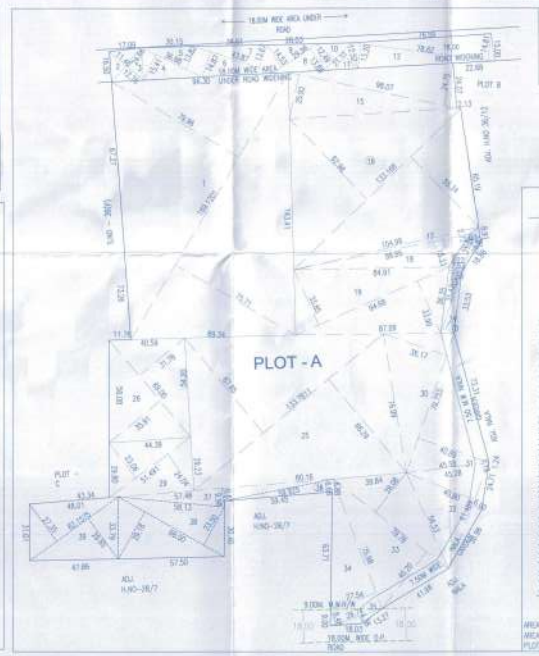


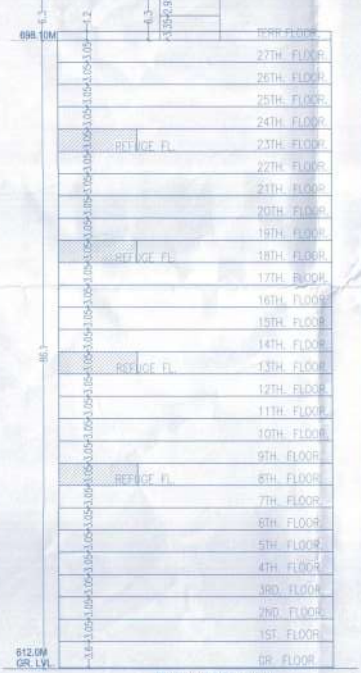




TOTAL PERMISSIBLE AREA = 1,13,896.43 SQ.M.
EXISTING BUILT AREA (BLDG.4+B+C+D) = 23258.44
BALANCE AREA = 90638.99
AMENITY AREA CALCULATION =
COMM. = 4579.38 X 0.8 = 3663.32 SQM
RESI. = 8553.71 X 0.6 = 5132.23 SQM
TOTAL = = 8795.55 SQM

PLOT AREA CALCULATION AFTER SUBDIVISION (BY TRIANGULATION) AREA CALCULATIONS OF PLOT A	
1) (79.86+75.71)(169.12)(10.0) =	13163.88 SQ.M.
2) 24.66(11.46)(0.5 =	141.38 SQ.M
3) 24.66(12.76)(0.5 =	157.33 SQ.M
4) 36.88(15.4)(0.5 =	284.18 SQ.M
5) 36.88(13.8)(0.5 =	254.36 SQ.M
6) 43.87(14.8)(0.5 =	324.17 SQ.M
7) 43.87(13.6)(0.5 =	298.03 SQ.M
8) 29.96(13.8)(0.5 =	206.07 SQ.M
9) 29.96(14.53)(0.5 =	217.55 SQ.M
10) 21.11(12.49)(0.5 =	131.80 SQ.M
11) 21.11(12.52)(0.5 =	132.14 SQ.M
12) 78.62(13.2)(0.5 =	518.89 SQ.M
13) 78.62(14.8)(0.5 =	581.31 SQ.M
14) (35.92+24.75)(98.07)(0.5 =	2454.60 SQ.M
15) 82.96+55.34)(133.18)(0.5 =	7878.89 SQ.M
16) 104.96(02.72)(0.5 =	142.74 SQ.M
17) 69.85(15.33)(0.5 =	535.20 SQ.M
18) (33.85+33.90)(94.88)(0.5 =	3207.16 SQ.M
19) 04.28(06.21)(0.5 =	53.83 SQ.M
20) 02.81(26.21)(0.5 =	36.82 SQ.M
21) 07.63(21.28)(0.5 =	81.18 SQ.M
22) 07.50(36.35)(0.5 =	136.31 SQ.M
23) 07.10(35.42)(0.5 =	125.74 SQ.M
24) (67.85+46.29)(135.76)(10.0) =	8873.70 SQ.M
25) (35.91+31.78)(169.00)(0.5 =	2535.30 SQ.M
26) (23.06+24.04)(61.49)(10.5 =	1210.61 SQ.M
27) (36.17+40.88)(78.75)(0.5 =	3017.88 SQ.M
28) 45.58(02.15)(0.5 =	27.12 SQ.M
29) (40.80+08.00)(61.48)(0.5 =	1436.84 SQ.M
30) (28.08+40.20)(78.75)(0.5 =	2723.68 SQ.M
31) 75.58(27.24)(0.5 =	1044.24 SQ.M
32) (08.48+04.38)(28.74)(0.5 =	191.23 SQ.M
33) (06.67+06.88)(09.82)(0.5 =	400.00 SQ.M
34) 56.13(09.88)(0.5 =	250.07 SQ.M
35) (39.18+33.50)(66.00)(0.5 =	1238.44 SQ.M
36) (27.39+29.88)(162.15)(10.5 =	7177.48 SQ.M
TOTAL =	96843.35 SQ.M

AREA OF PLOT A AS PER DEMARCATION = 96843.35 SQ.M
AREA OF PLOT A AS PER 7/12 = 34494.06 SQ.M
PLOT A MINIMUM AREA CONSIDER = 34494.06 SQ.M



SCHEMATIC SECTION