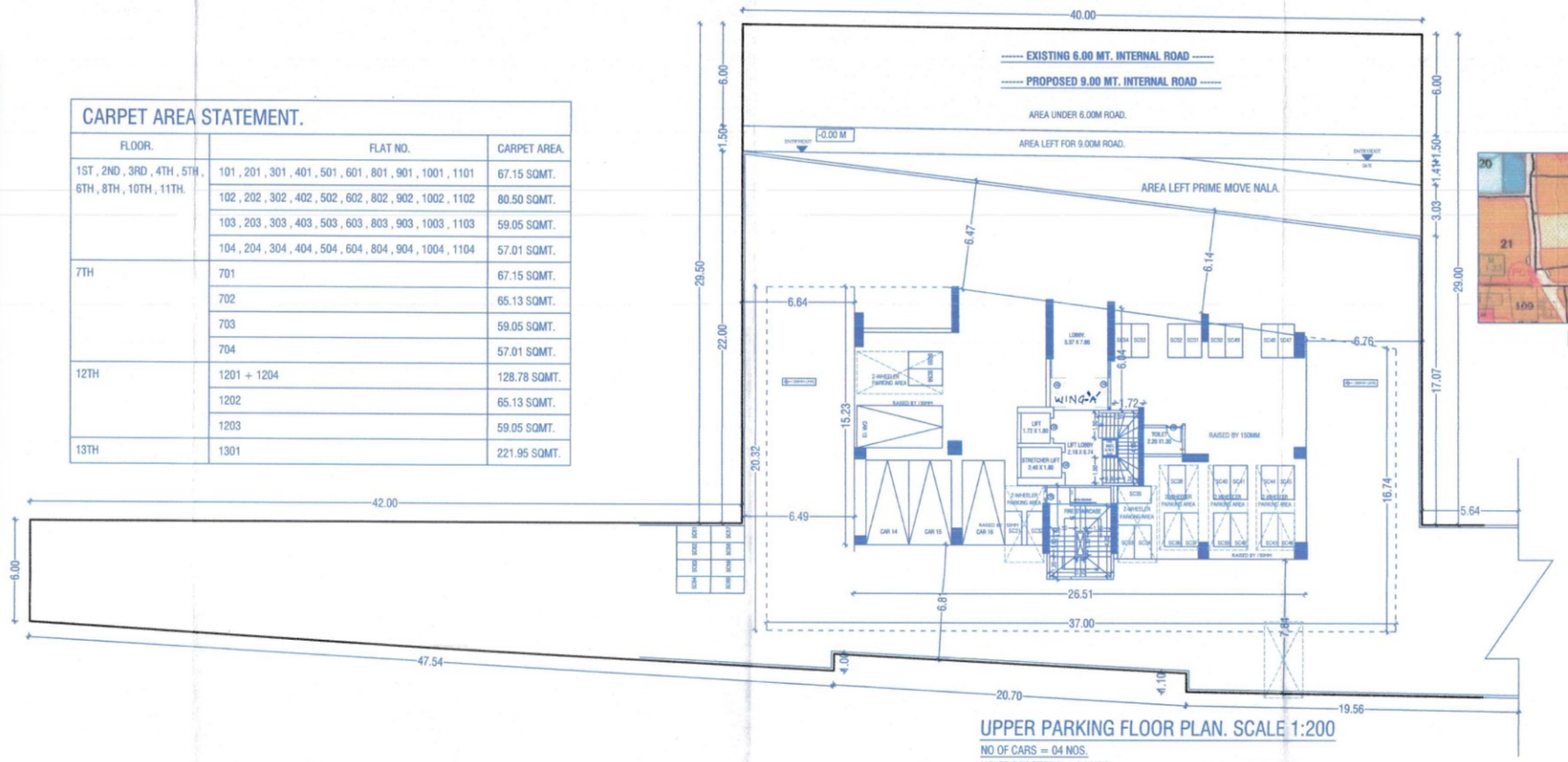
F.S.I. STATEMENT.

FLOOR.	BUILT - UP (SQMT)	NO. OF TENAMENTS.	LIFT AREA.	LIFT M/C RM AREA. (SQMT.)	BASIC PERMISSIBLE. (SQMT.)	ANCILLARY F.S.I. PERMISSIBLE.	TOTAL PERMISSIBLE. (SQMT.)	TOTAL PROPOSED. (SQMT.)	CONSUMED ANCILLARY F.S.I. (SQMT.)
LOWER PARKING.	PARKING.	PARKING.	7.42	0.00	(3901.74 X 1.10) + 59.84 + 82.54 = 4434.23	4434.23 X 0.60 = 2660.54	4434.23 + 2660.54 = 7094.77	5337.66	903.43
UPPER PARKING.	PARKING.	PARKING.							
FIRST.	415.95	4							
SECOND.	415.95	4							
THIRD.	415.95	4							
FOURTH.	415.95	4							
FIFTH.	415.95	4							
SIXTH.	415.95	4							
SEVENTH.	395.15	4							
EIGHTH.	415.95	4							
NINTH.	415.95	4							
TENTH.	415.95	4							
ELEVENTH.	415.95	4							
TWELVTH.	399.14	3							
THIRTEENTH.	383.87	1							
TOTAL	5337.66	47	7.42	0.00	4434.23	2660.54	7094.77	5337.66	903.43

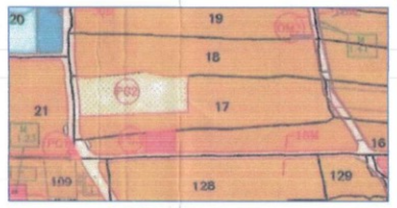
CARPET AREA STATEMENT.

FLOOR.	FLAT NO.	CARPET AREA.
1ST , 2ND , 3RD , 4TH , 5TH , 6TH , 8TH , 10TH , 11TH.	101 , 201 , 301 , 401 , 501 , 601 , 801 , 901 , 1001 , 1101	67.15 SQMT.
	102 , 202 , 302 , 402 , 502 , 602 , 802 , 902 , 1002 , 1102	80.50 SQMT.
	103 , 203 , 303 , 403 , 503 , 603 , 803 , 903 , 1003 , 1103	59.05 SQMT.
	104 , 204 , 304 , 404 , 504 , 604 , 804 , 904 , 1004 , 1104	57.01 SQMT.
7TH	701	67.15 SQMT.
	702	65.13 SQMT.
	703	59.05 SQMT.
	704	57.01 SQMT.
12TH	1201 + 1204	128.78 SQMT.
	1202	65.13 SQMT.
	1203	59.05 SQMT.
13TH	1301	221.95 SQMT.



UPPER PARKING FLOOR PLAN. SCALE 1:200

NO. OF CARS = 04 NOS.
NO. OF SCOOTERS = 34 NOS.



LOCATION PLAN

STAMP OF APPROVAL

1/6.

LOWER PARKINGFLOOR PLAN , UPPER PARKING FLOOR PLAN.

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

जनन निवासी

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/9504/22
DATE: 23/12/2022

Building Inspector — Deputy Engineer
Building Development Department

A)	AREA STATEMENT	SQ.M
1)	AREA OF PLOT. (MINIMUM AREA OF a , b , c TO BE CONSIDERED.)	
	a) AS PER OWNERSHIP DOCUMENT (AS PER 7/12 AND P.A.D.A.)	4550.00
	b) AS PER DEMARCATION.	4601.96
	c) AS PER SITE.	4550.00
	MINIMUM PLOT AREA FOR CALCULATIONS.	4550.00
2)	DEDUCTIONS FOR.	
	a) AREA UNDER 24.00M D.P. ROAD.	265.86
	b) AREA LEFT FOR 6.00M ROAD.	240.08
	c) AREA LEFT FOR 9.00M ROAD.	59.84
	d) AREA UNDER NALA AS PER PRIME MOVE SHEET.	82.54
	TOTAL DEDUCTIONS. (a + b + c + d)	648.32
3)	BALANCE AREA OF PLOT (1-2)	3901.68
4)	AMENITY SPACE . (IF APPLICABLE.)	
	a) REQUIRED.	------
	b) ADJUSTMENT OF 2 (b) , IF ANY.	------
	c) BALANCE PROPOSED.	------
5)	NET PLOT AREA. (3 - 4 (C))	3901.68
6)	RECREATION OPEN SPACE.	
	a) REQUIRED. (4550.00 - 265.86 = 4284.14 X 10% = 428.41 SQMT.)	428.41
	b) PROPOSED.	428.47
7)	INTERNAL ROAD AREA.	0.00
8)	PLOTABLE AREA (IF APPLICABLE)	3901.68
9)	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (BY PAYING 10 % OPEN SPACE CHARGES.) (SR. NO. 5 X BASIC F.S.I.) (3901.68 X 1.10) +59.84 + 82.54	4434.23
10)	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM.	
	a) MAXIMUM PERMISSIBLE F.S.I. PREMIUM F.S.I. - BASED ON ROAD WIDTH (TOD ZONE. [(3.00 - 1.10) X (3901.68 + 59.84 + 82.54)] X 0.75 = 5762.78	------
	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM.	------
11)	IN - SITU F.S.I. / T.D.R. LOADING.	------
	a) IN - SITU AREA AGAINST D.P. ROAD { 2.0 X SR. NO. (a)} IF ANY.	------
	b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER. { 2.00 OR 1.85 X SR. NO. 4(b) AND/OR (c) }	------
	c) T.D.R. AREA [(3.00 - 1.10) X (3901.68 + 59.84 + 82.54)] X 0.25 = 1920.93	------
	d) TOTAL IN-SITU / T.D.R. LOADING PROPOSED { 11 (a) + (b) + (c) }	------
12)	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	------
13)	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL.	
	a) [9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE.	4434.23
	b) ANCELLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES. (4434.23 X 60 %)	2660.54
	c) TOTAL ENTITLEMENT (a + b). (4434.23 + 2660.54)	7094.77
14)	MAX. UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERM. AS PER ROAD WIDTH	7094.77
15)	TOTAL BUILT - UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17b)	
	a) EXISTING BUILT - UP AREA.	
	b) PROPOSED BUILT - UP AREA (AS PER ' P-LINE ')	5337.66
	c) TOTAL (a + b).	5337.66
16)	F.S.I. CONSUMED (15 / 13) SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE.)	1.00
17)	CONSUMED ANCELARY F.S.I.	903.43
	CONSUMED PAID F.S.I.	------

B)	PARKING STATEMENT	CAR.	SCOOTER.
	PARKING REQUIRED AS PER D.C. RULE.	15	62
	PARKING PROPOSED	16	64

C)	LEGENDS	
	a.) PLOT BOUNDARY.	
	b.) PROPOSED WORK.	
	c.) WATER- LINE	
	d.) DRAINAGE -LINE.	
	e.) ROAD-WIDENING LINE	
	f.) EXISTING STRUCTURE.	

D)	SCHEDULE OF OPENINGS	
	DOORS/OPENINGS.	WINDOWS.
	1.) D1 = 0.90X2.10 Mt.	1.) W1 = 1.20X1.20 Mt.
	2.) D2 = 0.75X2.10 Mt.	2.) W2 = 2.00X2.10 Mt.
	3.) OP = 0.90X2.10 Mt.	3.) V1 = 0.60X0.75 Mt.

CERTIFICATE OF AREA

CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ &THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MESURMED ON SITE &THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OFOWNERSHIP/T.P.SCHEME RECORDS/LAND RECORDS DEPTT/CITY SURVE RECORDS

sd. x x x
SIGN OF LICENSED ENGINEER

NAME OF PROPOSAL.

PROPOSED RESIDENTIAL PROJECT AT

S.NO. 17 / 7 / 11 + 17 / 8 / 11 + 17 / 7 / 10 + 17 / 8 / 10 + 16 / 5B ;

BALEWADI , PUNE.

NAME OF OWNER. — SIGN.

M/S. AAIJI DEVELOPERS THROUGH

MR. SURESH JIVARAM CHAUDHARY.

ICONS ASSOCIATES
ARCHITECTS & ENGINEERS
Address - Flat no.: 102, Manohar Bliss, Prathamesh Park, Lane no.4, Baner, Pune. 411045
Contact - M.no.- 9595881429, 9011030191
mail:- rajan@iconsarchitect.com
team@iconsarchitect.com

SCALE	DATE	DRG.NO.	DRAWN	NORTH
	13/12/2022	R1		

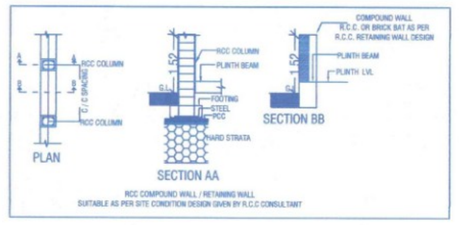
WATER STATEMENT

NO.OF TENAMENT : 47 NO.
NO.OF PERSON: 47 X 5 = 235.00 PERS.
WATER REQUIRED=
= 235 X135 = 31725.00 LITS
SAY = 50000.00 LITS

OVER HEAD WATER TANK CAP.
= 50000.00LITS

OVER HEAD WATER TANK CAP. FOR FIRE
= 30000.00LITS

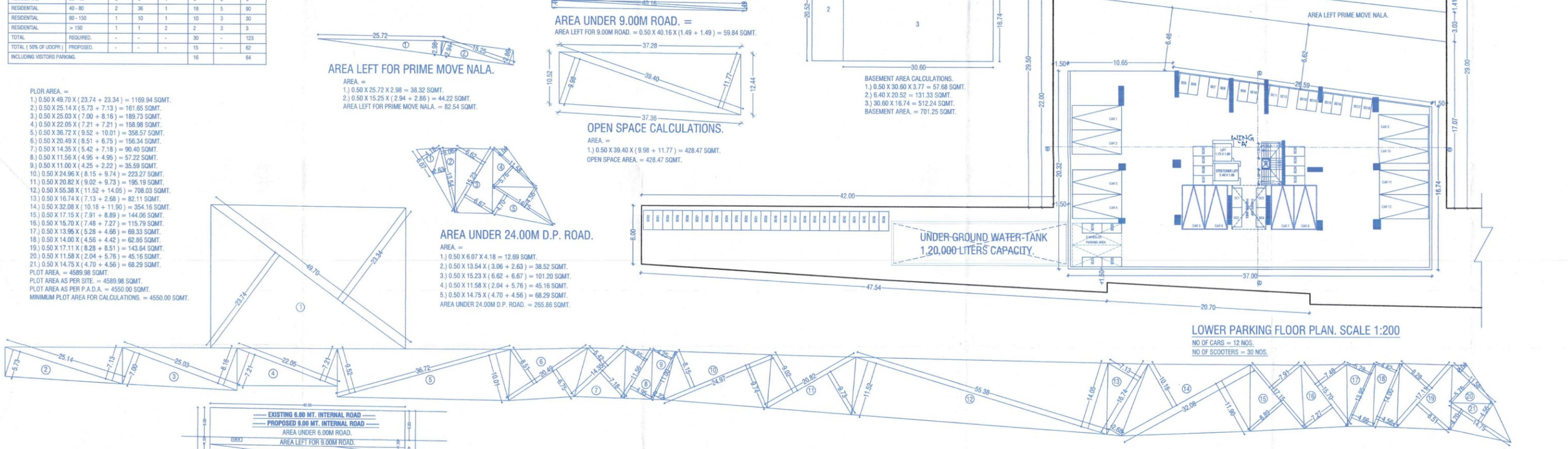
SUMP WELL CAPACITY
80000.00 X 1.50 = 120000.00 LITS
SAY = 120000.00 LITS



PARKING CALCULATIONS.

TYPE	CARPET AREA/	TENEMENT (NOS).		CAR (NOS).		SCOOTER (NOS).	
	FSI (MC)	UNIT	PROP.	UNIT	PROP.	UNIT	PROP.
RESIDENTIAL	0 - 30	2	0	0	0	4	0
RESIDENTIAL	30 - 40	2	0	1	0	2	0
RESIDENTIAL	40 - 80	2	36	1	18	5	90
RESIDENTIAL	80 - 150	1	10	1	10	3	30
RESIDENTIAL	> 150	1	1	2	2	3	3
TOTAL	REQUIRED.	-	-	-	30	-	123
TOTAL (50% OF UDCPR)	PROPOSED.	-	-	-	15	-	62
INCLUDING VISITORS PARKING.					16		64

PLOR AREA. =
1.) 0.50 X 49.70 X (23.74 + 23.34) = 1169.94 SQMT.
2.) 0.50 X 25.14 X (5.73 + 7.13) = 161.65 SQMT.
3.) 0.50 X 25.03 X (7.00 + 8.16) = 189.73 SQMT.
4.) 0.50 X 22.05 X (7.21 + 7.21) = 158.98 SQMT.
5.) 0.50 X 36.72 X (9.52 + 10.01) = 358.57 SQMT.
6.) 0.50 X 20.49 X (8.51 + 6.75) = 156.34 SQMT.
7.) 0.50 X 14.35 X (5.42 + 7.18) = 90.40 SQMT.
8.) 0.50 X 11.56 X (4.95 + 4.95) = 57.22 SQMT.
9.) 0.50 X 11.00 X (4.25 + 2.22) = 35.59 SQMT.
10.) 0.50 X 24.96 X (8.15 + 9.74) = 223.27 SQMT.
11.) 0.50 X 20.82 X (9.02 + 9.73) = 195.19 SQMT.
12.) 0.50 X 55.38 X (11.52 + 14.05) = 708.03 SQMT.
13.) 0.50 X 16.74 X (7.13 + 2.68) = 82.11 SQMT.
14.) 0.50 X 32.08 X (10.18 + 11.90) = 354.16 SQMT.
15.) 0.50 X 17.15 X (7.91 + 8.89) = 144.06 SQMT.
16.) 0.50 X 15.70 X (7.48 + 7.27) = 115.79 SQMT.
17.) 0.50 X 13.95 X (5.28 + 4.66) = 69.33 SQMT.
18.) 0.50 X 14.00 X (4.56 + 4.42) = 62.86 SQMT.
19.) 0.50 X 17.11 X (8.28 + 8.51) = 143.64 SQMT.
20.) 0.50 X 11.58 X (2.04 + 5.76) = 45.16 SQMT.
21.) 0.50 X 14.75 X (4.70 + 4.56) = 68.29 SQMT.
PLOT AREA. = 4589.98 SQMT.
PLOT AREA AS PER SITE. = 4589.98 SQMT.
PLOT AREA AS PER P.A.D.A. = 4550.00 SQMT.
MINIMUM PLOT AREA FOR CALCULATIONS. = 4550.00 SQMT.



LAY - OUT PLAN.
SCALE = 1 : 400

AREA UNDER 6.00M ROAD. =

AREA UNDER 6.00M ROAD. = 0.50 X 40.55 X (5.92 + 5.92) = 240.08 SQMT.

AREA UNDER 9.00M ROAD. =

AREA LEFT FOR 9.00M ROAD. = 0.50 X 40.16 X (1.49 + 1.49) = 59.84 SQMT.

AREA LEFT FOR PRIME MOVE NALA.

AREA. =
1.) 0.50 X 25.72 X 2.98 = 38.32 SQMT.
2.) 0.50 X 15.25 X (2.94 + 2.86) = 44.22 SQMT.
AREA LEFT FOR PRIME MOVE NALA. = 82.54 SQMT.

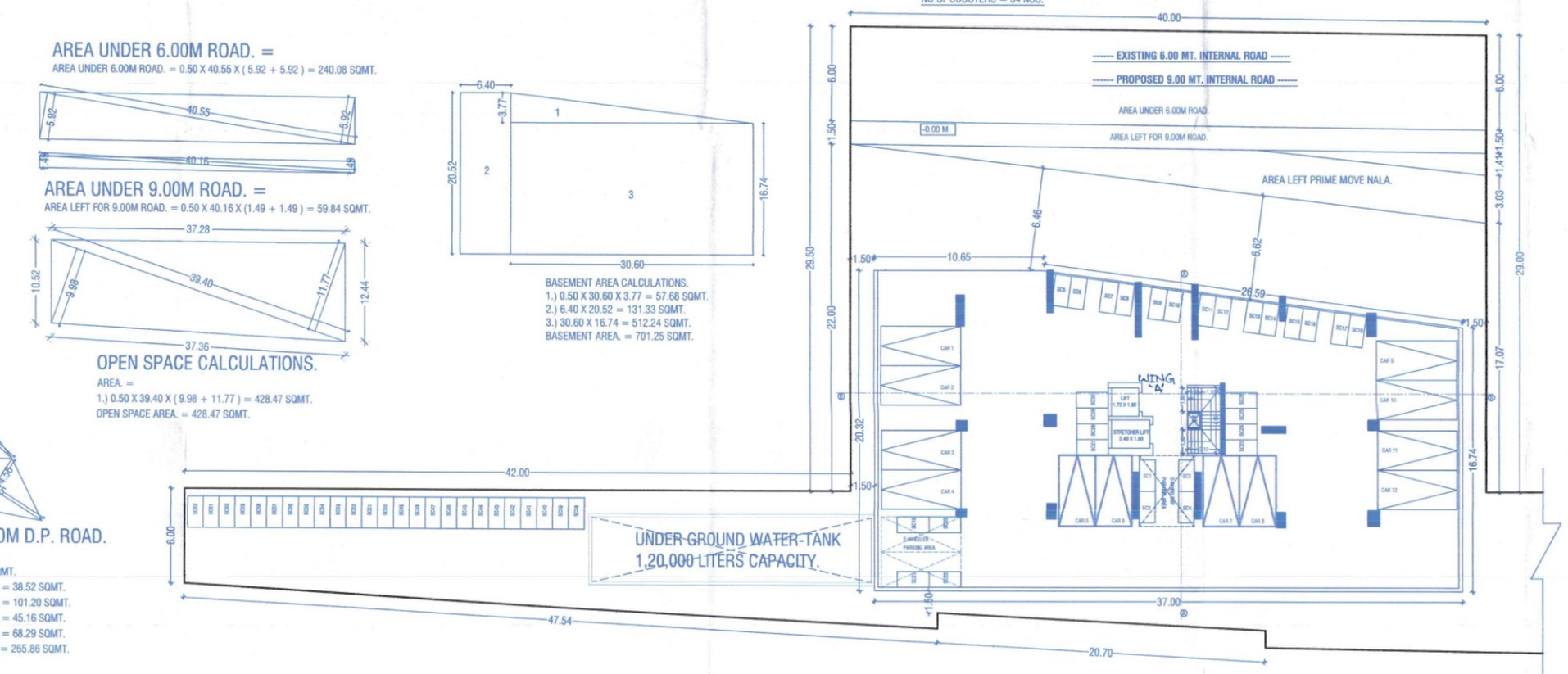
OPEN SPACE CALCULATIONS.

AREA. =
1.) 0.50 X 39.40 X (9.98 + 11.77) = 428.47 SQMT.
OPEN SPACE AREA. = 428.47 SQMT.

AREA UNDER 24.00M D.P. ROAD.

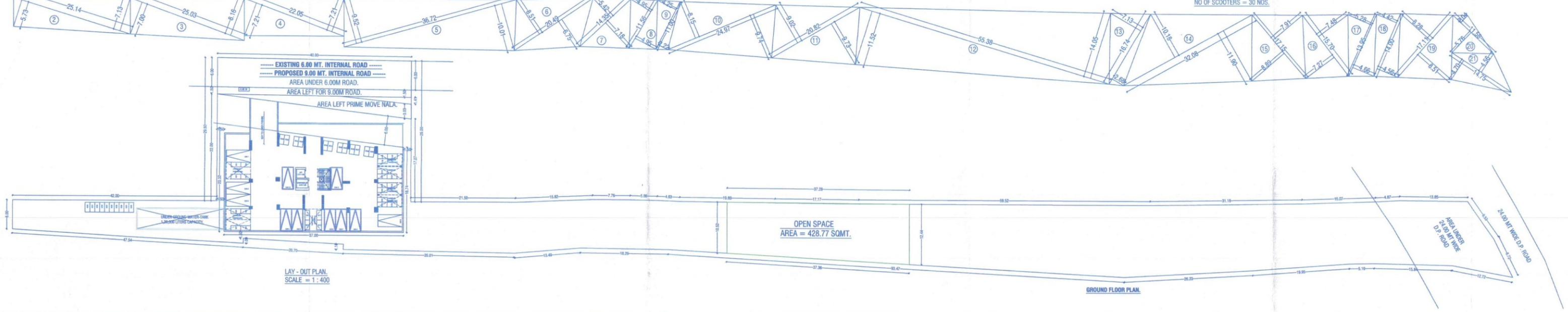
AREA. =
1.) 0.50 X 6.07 X 4.18 = 12.69 SQMT.
2.) 0.50 X 13.54 X (3.06 + 2.63) = 38.52 SQMT.
3.) 0.50 X 15.23 X (6.62 + 6.67) = 101.20 SQMT.
4.) 0.50 X 11.58 X (2.04 + 5.76) = 45.16 SQMT.
5.) 0.50 X 14.75 X (4.70 + 4.56) = 68.29 SQMT.
AREA UNDER 24.00M D.P. ROAD. = 265.86 SQMT.

BASEMENT AREA CALCULATIONS.
1.) 0.50 X 30.60 X 3.77 = 57.68 SQMT.
2.) 6.40 X 20.52 = 131.33 SQMT.
3.) 30.60 X 16.74 = 512.24 SQMT.
BASEMENT AREA. = 701.25 SQMT.



LOWER PARKING FLOOR PLAN. SCALE 1:200

NO OF CARS = 12 NOS.
NO OF SCOOTERS = 30 NOS.



GROUND FLOOR PLAN.