

FLOOR	BUPAREA	TENA.	LIFT AREA
FIRST FL.	691.87	06	3.42
SECOND FL.	691.87	06	
THIRD FL.	691.87	06	
FOURTH FL.	691.87	06	
FIFTH FL.	691.87	06	
SIXTH FL.	519.95	04	
SEVENTH FL.	522.10	04	
TOTAL	4501.40	38.00	3.42

PARKING AREA STATEMENT		
PARKING REQUIRED	CAR	SCOOTER
BELOW 40.00 SQ.M. 02 TENA.	04	--
40.00 TO 80.00 SQ.M. 02 TENA.	01	05
80.00 TO 150.00 SQ.M. 01 TENA.	01	03
ABOVE 150.00 SQ.M. 01 TENA.	02	03
PARKING PROVIDED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 24 TENA.	12	80
ABOVE 80 TO 150.00 SQ.M. 16 TENA.	14	42
TOTAL 38 TENA.	26	122
VISITORS 5% PARK.	01	05
TOTAL	27	127

PARKING AREA STATEMENT		
	AREA REQUIRED	AREA PROPOSED
CAR	27 NOS. X 12.50 SQM	337.50 SQM
SCOOTER	107 NOS. X 2.00 SQM	214.00 SQM
TOTAL		551.50 SQM

PARKING PROVIDED	CAR	SCOOTER
BASMENT FL.	22	92
LOWER GROUND	19	30
UPPER GROUND	19	42
TOTAL	60	164

PARKING PROVIDED	CAR	SCOOTER
BASEMENT FL.	22	92
LOWER GROUND	19	30
UPPER GROUND	19	42
TOTAL	60	164

AREA OF RECT. = 35.11 X 34.98 = 1226.15 SQ.M.
 DEDUCTIONS
 1. 0.50 X 1.40 X 5.22 X 2 = 54.35 SQ.M.
 2. 0.50 X 0.74 X 2.28 X 4 = 6.78 SQ.M.
 3. 0.50 X 4.74 X 0.21 X 4 = 1.99 SQ.M.
 4. 2.59 X 0.21 X 1 X 4 = 0.86 SQ.M.
 5. 0.50 X 3.65 X 1.82 X 2 = 6.64 SQ.M.
 6. 0.50 X 7.18 X 0.74 X 1 = 2.68 SQ.M.
 7. 0.50 X 7.18 X 1.30 X 1 = 12.88 SQ.M.
 8. 0.50 X 6.48 X 0.50 X 1 = 1.62 SQ.M.
 9. 0.50 X 2.79 X 1 = 0.58 SQ.M.
 10. 2.58 X 0.21 X 1 = 0.54 SQ.M.
 11. 0.16 X 15.28 X 1 = 2.44 SQ.M.
 12. 0.20 X 15.28 X 7.65 X 1 = 26.37 SQ.M.
 13. 7.10 X 1.05 X 1 = 7.46 SQ.M.
 14. 1.25 X 5.78 X 1 = 7.23 SQ.M.
 15. 0.50 X 4.83 X 0.74 X 4 = 0.34 SQ.M.
 16. 0.50 X 6.08 X 1.18 = 4.56 SQ.M.
 17. 0.50 X 4.76 X 1.58 X 2 = 7.57 SQ.M.
 18. 2.10 X 3.25 X 2 = 13.65 SQ.M.
 19. 0.50 X 4.90 X 2.30 X 2 = 10.58 SQ.M.
 20. 0.50 X 5.97 X 2.40 X 2 = 14.65 SQ.M.
 21. 0.50 X 5.97 X 0.74 X 2 = 2.99 SQ.M.
 22. 3.33 X 3.85 X 2 = 25.56 SQ.M.
 23. 0.50 X 3.33 X 1.13 X 2 = 3.89 SQ.M.
 24. 0.50 X 3.33 X 1.36 X 2 = 4.60 SQ.M.
 25. 6.63 X 5.06 X 1 = 43.67 SQ.M.
 26. 0.50 X 5.75 X 2.87 X 1 = 8.29 SQ.M.
 27. 0.43 X 4.07 X 1 = 1.99 SQ.M.
 28. 0.50 X 5.75 X 2.78 X 1 = 8.29 SQ.M.
 29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
 30. 0.16 X 4.35 X 1 = 0.70 SQ.M.
 31. 5.78 X 1.28 X 1 = 7.43 SQ.M.
 32. 1.12 X 4.25 X 1 = 3.37 SQ.M.
 33. 1.85 X 3.33 X 1 = 6.20 SQ.M.
 34. 1.05 X 7.10 X 1 = 7.46 SQ.M.
 35. 0.20 X 15.28 X 7.60 X 1 = 57.99 SQ.M.
 36. 0.01 X 15.26 X 1 = 0.30 SQ.M.
 37. 0.50 X 1.05 X 1 = 0.52 SQ.M.
 38. 0.50 X 1.70 X 1 = 2.55 SQ.M.
 39. 3.50 X 6.75 X 1 = 20.13 SQ.M.
 40. 3.05 X 3.15 X 1 = 9.61 SQ.M.
 41. 1.70 X 1.50 X 1 = 2.55 SQ.M.
 42. 4.25 X 2.10 X 1 = 5.15 SQ.M.
 43. 2.45 X 1.85 X 1 = 4.53 SQ.M.
 44. 1.85 X 4.25 X 1 = 9.07 SQ.M.
 45. 2.55 X 1.32 X 1 = 3.37 SQ.M.
 46. 2.10 X 0.35 X 1 = 0.74 SQ.M.
 47. 3.15 X 0.35 X 1 = 1.10 SQ.M.
 48. 1.65 X 2.10 X 1 = 3.89 SQ.M.
 49. 3.05 X 5.15 X 1 = 15.80 SQ.M.
 50. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 51. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 52. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 53. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 54. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 55. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 56. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 57. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 58. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 59. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 60. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 61. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 62. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 63. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 64. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 65. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 66. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 67. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 68. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 69. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 70. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 71. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 72. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 73. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 74. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 75. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 76. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 77. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 78. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 79. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 80. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 81. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 82. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 83. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 84. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 85. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 86. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 87. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 88. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 89. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 90. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 91. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 92. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 93. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 94. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 95. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 96. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 97. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 98. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 99. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 100. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 101. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 102. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 103. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 104. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 105. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 106. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 107. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 108. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 109. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 110. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 111. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 112. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 113. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 114. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 115. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 116. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 117. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 118. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 119. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 120. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 121. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 122. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 123. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 124. 1.25 X 5.56 X 1 = 6.95 SQ.M.
 125. 1.25 X 5.56 X 1 = 6.95 SQ.M.<

[illegible]

AREA OF RECT.	AREA OF RECT.	AREA OF RECT.	AREA OF RECT.
34.85 X 34.98 = 1222.55 SQ. M.	26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ. M.		
DESIGNATIONS	27. 0.40 X 0.77 X 1 = 1.99 SQ. M.		
1. 0.50 X 10.45 X 5.26 X 1 = 27.27 SQ. M.	28. 0.50 X 5.75 X 2.86 X 1 = 8.28 SQ. M.		
2. 0.50 X 1.00 X 0.57 X 1 = 0.29 SQ. M.	29. 0.50 X 4.78 X 1.78 X 1 = 4.28 SQ. M.		
3. 0.50 X 2.65 X 1.82 X 1 = 3.37 SQ. M.	30. 0.24 X 0.74 X 0.57 X 1 = 0.77 SQ. M.		
4. 3.54 X 2.95 = 10.44 SQ. M.	31. 5.78 X 1.25 X 1 = 7.23 SQ. M.		
5. 2.51 X 5.23 X 0.5 = 6.82 SQ. M.	32. 1.32 X 2.70 X 1 = 3.56 SQ. M.		
6. 2.58 X 0.71 X 1 = 0.54 SQ. M.	33. 1.85 X 3.50 X 1 = 6.47 SQ. M.		
7. 2.10 X 1.88 X 1 = 2.44 SQ. M.	34. 1.65 X 10.47 X 1 = 17.27 SQ. M.		
8. 0.50 X 15.26 X 7.66 X 1 = 58.37 SQ. M.	35. 0.50 X 1.45 X 1.45 = 1.05 SQ. M.		
9. 7.10 X 1.05 X 1 = 7.46 SQ. M.	36. 1.94 X 3.25 X 1 = 6.30 SQ. M.		
10. 1.23 X 5.78 X 1 = 7.14 SQ. M.	37. 12.29 X 4.64 X 0.5 = 14.59 SQ. M.		
11. 0.50 X 6.83 X 0.74 X 1 = 0.34 SQ. M.	38. 17.29 X 8.04 X 1 = 139.01 SQ. M.		
12. 0.50 X 4.82 X 1.89 X 1 = 4.56 SQ. M.	39. 3.50 X 0.80 X 1 = 0.65 SQ. M.		
13. 0.50 X 4.76 X 1.50 X 1 = 3.57 SQ. M.	40. 3.00 X 3.15 X 1 = 9.51 SQ. M.		
14. 0.50 X 4.76 X 1.50 X 1 = 3.57 SQ. M.	41. 1.70 X 1.50 X 1 = 2.55 SQ. M.		
15. 2.10 X 3.25 X 1 = 6.82 SQ. M.	42. 2.45 X 2.10 X 1 = 5.15 SQ. M.		
16. 0.50 X 6.40 X 2.30 X 1 = 10.59 SQ. M.	43. 4.25 X 3.00 X 1 = 12.96 SQ. M.		
17. 0.50 X 5.97 X 2.94 X 1 = 17.55 SQ. M.	44. 2.45 X 1.85 X 1 = 4.53 SQ. M.		
18. 0.50 X 4.82 X 0.50 X 1 = 0.50 SQ. M.	45. 3.50 X 1.70 X 1 = 5.97 SQ. M.		
19. 0.50 X 3.85 X 2 = 25.56 SQ. M.	46. 2.10 X 0.35 X 1 = 0.74 SQ. M.		
20. 3.32 X 3.53 X 1.12 X 1 = 3.99 SQ. M.	47. 3.15 X 0.25 X 1 = 1.16 SQ. M.		
21. 0.50 X 3.53 X 1.36 X 1 = 4.80 SQ. M.	48. 1.85 X 1.20 X 1 = 3.88 SQ. M.		
22. 8.83 X 5.00 X 1 = 43.67 SQ. M.	49. 3.25 X 5.15 X 1 = 15.52 SQ. M.		
	TOTAL = 700.45 SQ. M.		
	NET AREA 1222.95 - 700.45 = 522.50 SQ. M.		



1.	0.50	x	27.96	x	13.56	=	189.57	SQ.M.
2.	0.50	x	58.05	x	13.44	=	390.10	SQ.M.
3.	0.50	x	58.05	x	14.82	=	430.15	SQ.M.
4.	0.50	x	55.76	x	5.17	=	146.72	SQ.M.
5.	0.50	x	64.54	x	23.17	=	747.74	SQ.M.
6.	0.50	x	64.54	x	22.27	=	718.41	SQ.M.
							TOTAL	= 2622.89 SQ.M.

STAMP DUTY TO BE PAID BY DEVELOPER

ANCILLARY F 51		1712 00 50 M	
FLOOR	FLAT NO	TOTAL FLAT	BLUP AREA
FIRST FL.	101	01	78.37
SECOND FL.	102	01	78.55
THIRD FL.	103	01	132.52
FOURTH FL.	104	01	132.81
FIFTH FL.	105	01	78.55
SIXTH FL.	106	01	78.37
TOTAL		6.00	578.17
FLOOR	FLAT NO	TOTAL FLAT	BLUP AREA
FIRST FL.	201	01	78.37
SECOND FL.	202	01	78.55
THIRD FL.	203	01	132.52
FOURTH FL.	204	01	132.81
FIFTH FL.	205	01	78.55
SIXTH FL.	206	01	78.37
TOTAL		6.00	578.17
FLOOR	FLAT NO	TOTAL FLAT	BLUP AREA
SECOND FL.	302	01	78.55
THIRD FL.	303	01	132.52
FOURTH FL.	304	01	132.81
FIFTH FL.	305	01	78.55
SIXTH FL.	306	01	78.37
TOTAL		5.00	500.80
TOTAL BLUP AREA		17	1659.94

LIFT AREA CALC

LIFT AREA :
1.85 X 2.45=4.53 SQ.M

WATER REQ. IN D/H. WATER TANK CAP.
FOR RESI.
38 TENA X 135 LIT X 5.0 = 25,650.00 LFS.
SKYS= 26,000.00 LFS.
FIRE =20,000.00 LFS.
U/G. WATER TANK CAP. = 26,000.00 Ltr.X1.50
= 39,000.00 Ltr.
FIRE = 50,000.00 LFS.

6TH FL.

REQUIRED: REFUGE AREA -
UPPER FLAT 7 FLX 5 X 0.3 --- SQ.M.
12 NOS. X 5 X 0.3 = 18.00 SQ.M.
PRO: REFUGE AREA =

1.	2.02 X 2.04	= 4.12 SQ.M.
2.	0.50 X 4.15 X 1.80	= 3.73 SQ.M.
3.	0.50 X 4.15 X 3.03	= 6.29 SQ.M.
4.	0.50 X 3.87 X 0.80	= 1.55 SQ.M.
5.	2.30 X 1.20	= 2.76 SQ.M.
TOTAL		= 18.45 SQ.M.

OPEN-SPACE AREA CALCULATION

1. $0.50 \times 23.36 \times 8.60 = 100.44$ SQ.M.
 2. $0.50 \times 29.18 \times 2.30 = 33.05$ SQ.M.
 3. $0.50 \times 29.18 \times 8.63 = 125.91$ SQ.M.

TOTAL = 259.40 SQ.M.

01/04

APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO 2604189
 DATE
 Building Inspector Deputy Engineer
 Building Development Department



CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON
OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH
THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P.SCHHEME RECORDS/
LAND RECORDS/DEPARTMENT/CITY SURVEY RECORDS.

CA/98/22909

SQ.MT.

- | | |
|--|-------------------------------|
| 1 : Area of plot
(Minimum area of a.b.c. to be considered)
a) as per ownership document (7/12,GTS extract)
b) as per possession plot
c) as per site | 2594.00

--- |
| 2 : Deductions for
a) Proposed D.P. Road widening Area/Service Road
b) Any D.P. Reservation area
(Total a+b) | ---

--- |
| 3 : Balance Area of Plot. (1-2) | 2594.00 |
| 4 : Amenity Space
a) Required -
b) Proposed - | ---
--- |
| 5 : Net Plot Area (3-4(C)) | 2594.00 |
| 6 : Recreational Open Space (play ground)
a) Required -
b) Proposed - | ---
259.40
259.40 |
| 7 : Internal Road Area | --- |
| 8 : Plottable Area | --- |
| 9 : built up area with reference to basic F.S.I as per
frant road width (sr.no.5x1.10) | 2853.40 |
| 10 : Addition of FSI on payment of premium
a) Maximum permissible premium FSI -based on road width/100 Zone.
b) Proposed FSI on payment of premium. (2.50) | ---
--- |
| 11 : in-situ FSI / TDR loading
a) in-situ area against D.P.Road [2.0 xSr.No.2 (a)] if anyDCPR-2020
b) in-situ area against Amenity Space if handed over
[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],
c) TDR area (2594.00 X 0.40 =1037.60 SQ.M.)
d) Total in-situ/TDR loading proposed 11(a)+(b)+(c) | ---

--- |
| 12 : Additional F.S.I. area under chapter no. 7 | --- |
| 13 : Total entitlement of FSI in the proposal
a) [8 + 10(b)+11(c)] or 12 whichever is applicable.
b) Ancillary Area FSI upto 60% or 80% with Payment of charges. (60%)
c) Total Entitlement (a+b) | 2853.40
1712.04
4565.44 |
| 14 : Maximum utilization limit of F.S.I. (building potential)Permissible as per
Road width (as per regulation no. 6,1or6.2or6.3or6.4 as applicable)
x1.5 or 1.8 (2594.00X 2.25 X 1.60) | --- |
| 15 : total built-up-area in proposal.
a) Existing Built-up-Area.
b) Proposed Built-up-Area (as per 'P-line')
c) Total (a+b) | ---
4501.40
4501.40 |

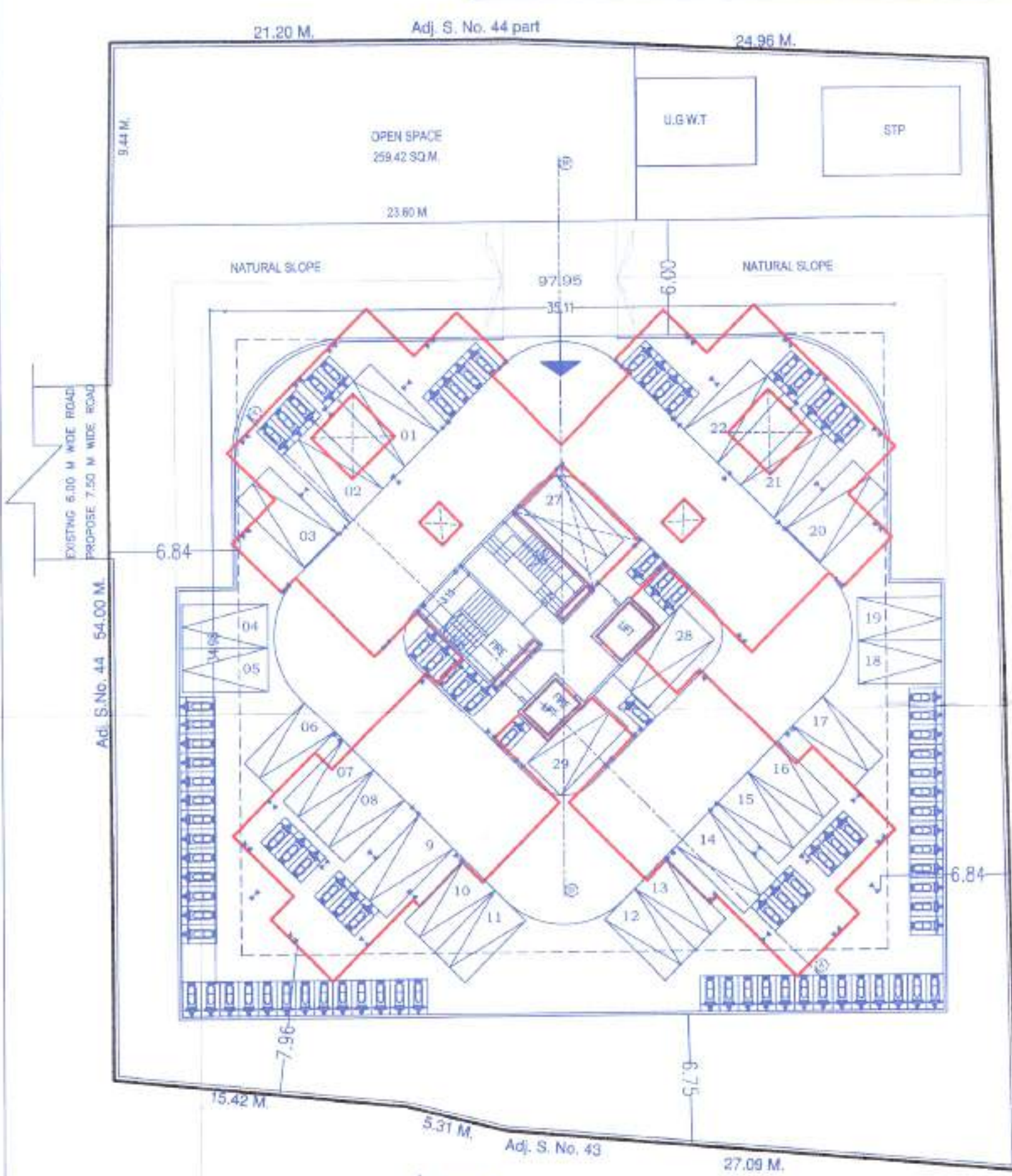
LEGEND	
PLOT BOUNDARY	THICK BLACK _____
PROPOSED WORK	RED _____
WATER LINE	BLACK DOTTED - - - - -
DRAINAGE LINE	RED DOTTED - - - - -

R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL & 0.10M THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING
E.L.BROODS & HENS DWGHT

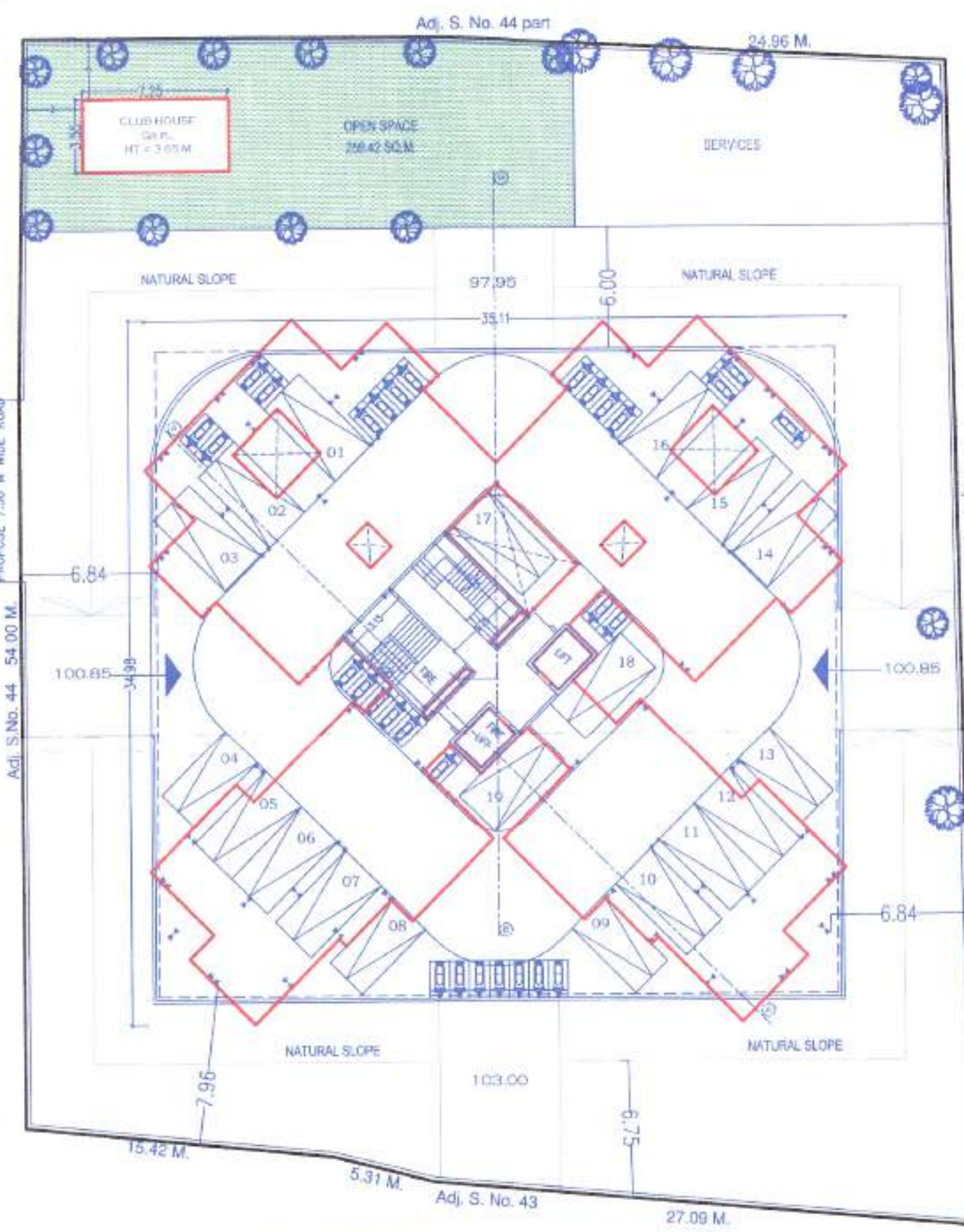
OWNERS & SUB-OWNERS ARCHITECT  Ar. PRAVIN K. BADHEKAR CA/88/22906	OWNER (P.A.H.)  MR. VINAY K. MIRKUTE  Mrs. JAYASHREE V. MIRKUTE  MR. PRAVIN BADHEKAR (PAH)
---	---

PROJECT : PROPOSED RESIDENTIAL BUILDING ON,
S.NO. 44/1 & 44/B+9(P),BAVDHAN (KH),PUNE.

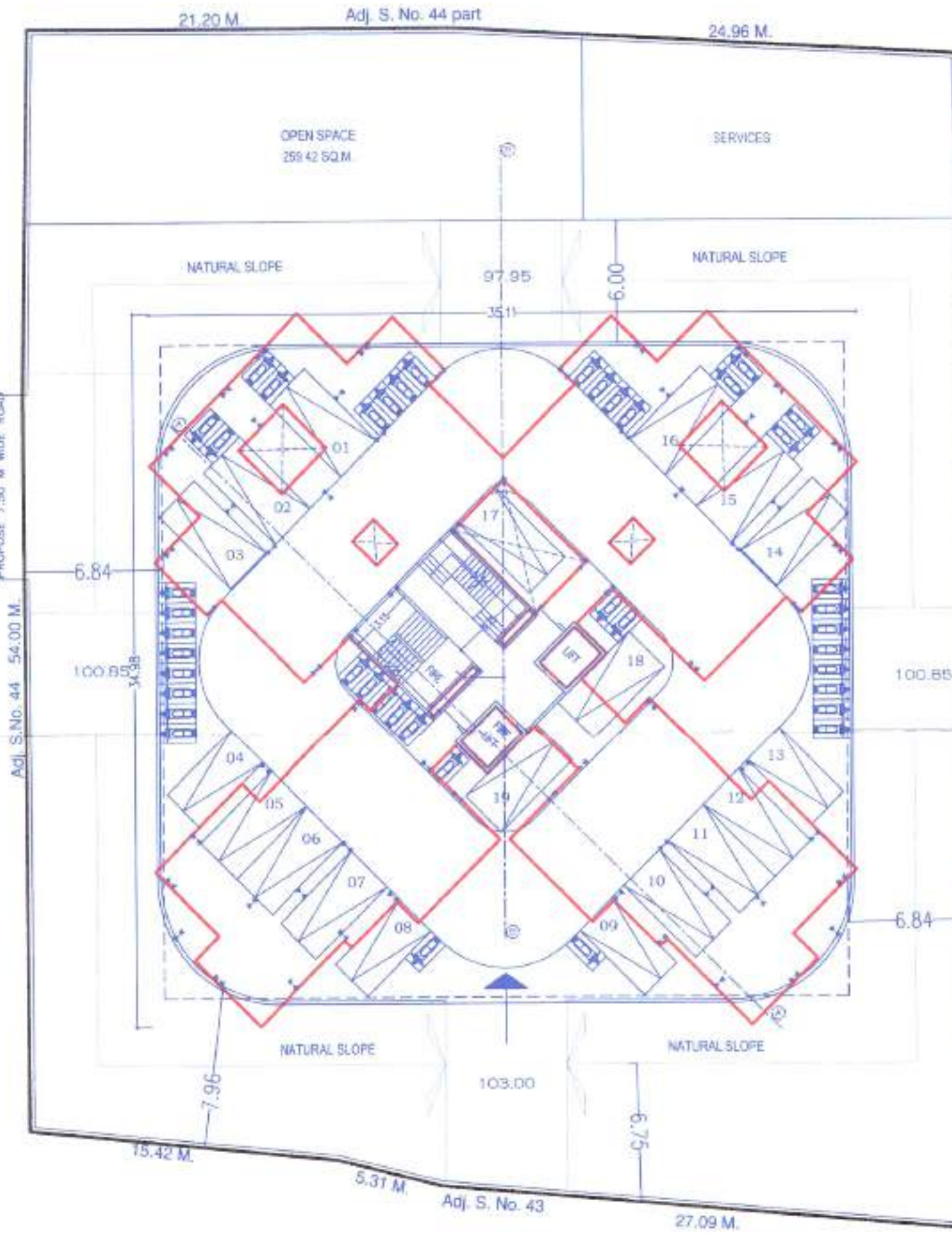
ARCHITECT			
PRAKASH KULKARNI			
ankur associates			
ARCHITECTS			
TEJOWALYA, OFF. NO- 101, 1ST FL., QTS. NO 1/18718, GHOLE ROAD, SHIVAJINAGAR, PUNE- 411 005, PHONE - 020 6646360/1/1/1/2			
E-mail: prakash@ankurassociates.in			
DATE	SCALE	DRN BY	1383/1
08.12.2021	1 : 250	SONALI	



CARS - 22
SCOOTER - 92



CAR- 10
SCOOTER- 30



CARE-19
SCOOTER-42