## F.S.I. STATEMENT

| FLOOR | B.UPAREA | TENA. | LIFT AREA |
|---|---|---|---|
| FIRST FL. | 691.87 | 06 | |
| SECOND FL. | 691.87 | 06 | |
| THIRD FL. | 691.87 | 06 | |
| FOURTH FL. | 691.87 | 06 | 3.42 |
| 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

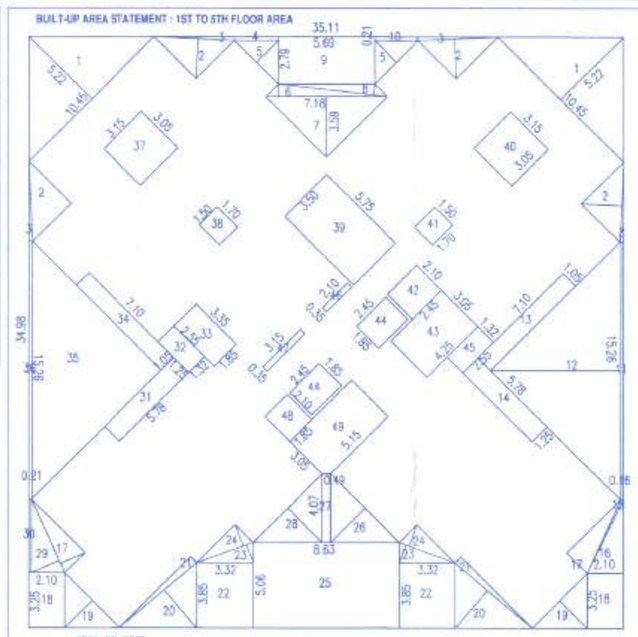
| PARKING REQUIRED | CAR | SCOOTER |
|---|---|---|
| BELOW 40.00 SQ.M. 02 TENA. | 04 | --- |
| 40.00 TO 80.00 SQ.M. 02 TENA. | 01 | 05 |
| 80.00 TO 150.00 SQ.M. 01 TENA. | 01 | 03 |
| ABOVE 150.00 SQ.M. 01 TENA. | 02 | 03 |

| PARKING PROVIDED | CAR | SCOOTER |
|---|---|---|
| 40.00 TO 80.00 SQ.M. 24 TENA. | 12 | 60 |
| 80.00 TO 150.00 SQ.M. 14 TENA. | 14 | 42 |
| TOTAL 38 TENA. | 26 | 102 |
| VISITORS 5% PARK. | 01 | 05 |
| TOTAL | 27 | 107 |

| PARKING AREA STATEMENT | AREA REQUIRED | AREA PROPOSED |
|---|---|---|
| CAR | 27 NOS. X 12.50 SQ.M. | 337.50 SQ.M. |
| SCOOTER | 107 NOS. X 2.00 SQ.M. | 214.00 SQ.M. |
| TOTAL | | 551.50 SQ.M. |

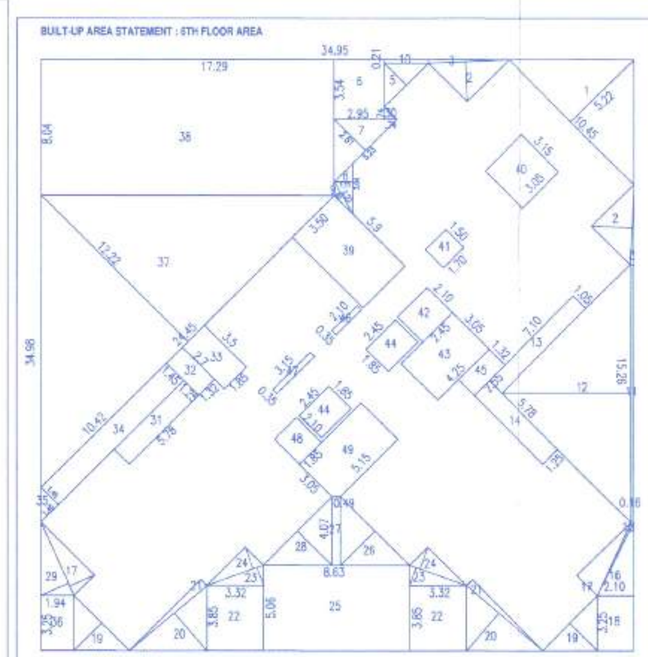
| PARKING PROVIDED | CAR | SCOOTER |
|---|---|---|
| BASEMENT FL. | 22 | 92 |
| LOWER GROUND | 19 | 30 |
| UPPER GROUND | 19 | 42 |
| TOTAL | 60 | 164 |

### BUILT-UP AREA STATEMENT : 1ST TO 5TH FLOOR AREA



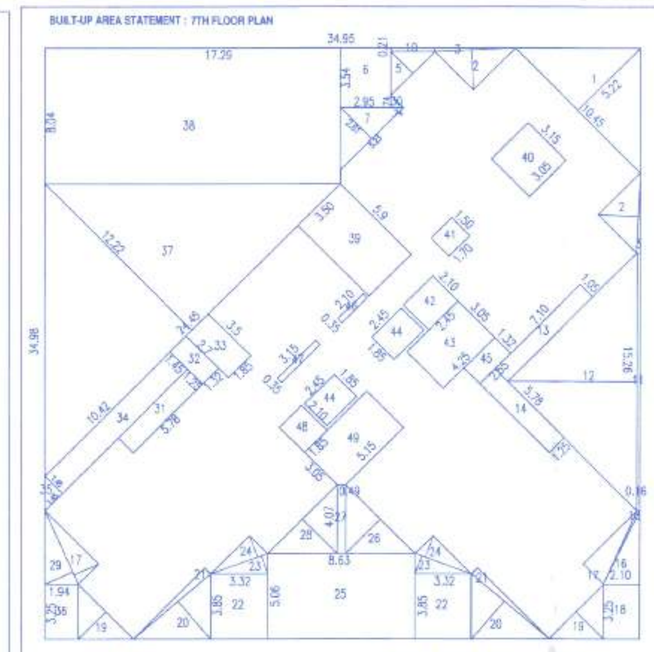
AREA OF RECT.
35.11 X 34.98 = 1228.15 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 2 = 54.55 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 22.37 SQ.M.
3. 0.50 X 4.74 X 0.21 X 4 = 1.99 SQ.M.
4. 2.56 X 0.21 X 1 = 0.54 SQ.M.
5. 0.50 X 3.65 X 1.82 X 2 = 6.64 SQ.M.
6. 0.50 X 7.18 X 0.74 X 1 = 2.66 SQ.M.
7. 0.50 X 7.18 X 3.59 X 1 = 12.89 SQ.M.
8. 0.50 X 6.48 X 0.65 X 1 = 2.11 SQ.M.
9. 5.66 X 2.79 X 1 = 15.88 SQ.M.
10. 2.58 X 0.21 X 1 = 0.54 SQ.M.
11. 0.16 X 15.26 X 1 = 2.44 SQ.M.
12. 0.50 X 15.26 X 7.65 X 1 = 58.37 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 0.14 X 1 = 0.34 SQ.M.
16. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
17. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
18. 2.10 X 3.25 X 2 = 13.65 SQ.M.
19. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
20. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
21. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
22. 3.32 X 3.85 X 2 = 25.58 SQ.M.
23. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
24. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
25. 8.63 X 5.06 X 1 = 43.67 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 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 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.55 X 1 = 3.37 SQ.M.
33. 1.85 X 3.50 X 1 = 6.20 SQ.M.
34. 1.05 X 7.10 X 1 = 7.46 SQ.M.
35. 0.50 X 15.26 X 7.60 X 1 = 57.99 SQ.M.
36. 0.21 X 15.26 X 1 = 3.20 SQ.M.
37. 3.15 X 3.05 X 1 = 9.61 SQ.M.
38. 1.50 X 1.70 X 1 = 2.55 SQ.M.
39. 3.50 X 5.75 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. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 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. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 536.28 SQ.M.
NET AREA 1228.15–536.28 = 691.87 SQ.M.

### BUILT-UP AREA STATEMENT : 6TH FLOOR AREA



AREA OF RECT.
34.95 X 34.98 = 1222.55 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 1 = 27.27 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 11.19 SQ.M.
3. 0.50 X 4.74 X 0.21 X 2 = 0.99 SQ.M.
4. 0.50 X 3.65 X 1.82 X 1 = 3.32 SQ.M.
5. 3.54 X 2.95 = 10.44 SQ.M.
6. 2.61 X 5.23 X 0.5 = 6.82 SQ.M.
7. 3.04 X 1.11 X 0.5 = 1.69 SQ.M.
8. 2.23 X 0.41 X 0.5 = 0.46 SQ.M.
9. 2.58 X 0.21 X 1 = 0.54 SQ.M.
10. 0.16 X 15.26 X 1 = 2.44 SQ.M.
11. 0.50 X 15.26 X 7.65 X 1 = 58.37 SQ.M.
12. 7.10 X 1.05 X 1 = 7.46 SQ.M.
13. 1.25 X 5.78 X 1 = 7.23 SQ.M.
14. 0.50 X 4.83 X 0.14 X 1 = 0.34 SQ.M.
15. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
16. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
17. 2.10 X 3.25 X 1 = 6.82 SQ.M.
18. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
19. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
20. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
21. 3.32 X 3.85 X 2 = 25.58 SQ.M.
22. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
23. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
24. 8.63 X 5.06 X 1 = 43.67 SQ.M.
25. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 SQ.M.
29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
30. 0.74 X 0.74 X 0.5 = 0.27 SQ.M.
31. 5.78 X 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.70 X 1 = 3.56 SQ.M.
33. 1.85 X 3.50 X 1 = 6.47 SQ.M.
34. 1.45 X 10.42 X 1 = 15.11 SQ.M.
35. 0.50 X 1.45 X 1.45 = 1.05 SQ.M.
36. 1.94 X 3.25 X 1 = 6.30 SQ.M.
37. 12.22 X 24.45 X 0.5 = 149.39 SQ.M.
38. 17.29 X 8.04 X 1 = 139.01 SQ.M.
39. 3.50 X 5.90 X 1 = 20.65 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. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 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. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 702.40 SQ.M.
NET AREA 1222.55 – 702.40 = 519.95 SQ.M.

### BUILT-UP AREA STATEMENT : 7TH FLOOR PLAN



AREA OF RECT.
34.95 X 34.98 = 1222.55 SQ.M.
DEDUCTIONS
1. 0.50 X 10.45 X 5.22 X 1 = 27.27 SQ.M.
2. 0.50 X 4.74 X 2.36 X 2 = 11.19 SQ.M.
3. 0.50 X 4.74 X 0.21 X 2 = 0.99 SQ.M.
4. 0.50 X 3.65 X 1.82 X 1 = 3.32 SQ.M.
5. 3.54 X 2.95 = 10.44 SQ.M.
6. 2.61 X 5.23 X 0.5 = 6.82 SQ.M.
10. 2.58 X 0.21 X 1 = 0.54 SQ.M.
11. 0.16 X 15.26 X 1 = 2.44 SQ.M.
12. 0.50 X 15.26 X 7.65 X 1 = 58.37 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 0.14 X 1 = 0.34 SQ.M.
16. 0.50 X 4.83 X 1.89 X 1 = 4.56 SQ.M.
17. 0.50 X 4.76 X 1.59 X 2 = 7.57 SQ.M.
18. 2.10 X 3.25 X 1 = 6.82 SQ.M.
19. 0.50 X 4.60 X 2.30 X 2 = 10.58 SQ.M.
20. 0.50 X 5.97 X 2.94 X 2 = 17.55 SQ.M.
21. 0.50 X 5.97 X 0.50 X 2 = 2.99 SQ.M.
22. 3.32 X 3.85 X 2 = 25.58 SQ.M.
23. 0.50 X 3.53 X 1.13 X 2 = 3.99 SQ.M.
24. 0.50 X 3.53 X 1.36 X 2 = 4.80 SQ.M.
25. 8.63 X 5.06 X 1 = 43.67 SQ.M.
26. 0.50 X 5.75 X 2.87 X 1 = 8.25 SQ.M.
27. 0.49 X 4.07 X 1 = 1.99 SQ.M.
28. 0.50 X 5.75 X 2.88 X 1 = 8.28 SQ.M.
29. 0.50 X 4.76 X 1.78 X 1 = 4.24 SQ.M.
30. 0.74 X 0.74 X 0.5 = 0.27 SQ.M.
31. 5.78 X 1.25 X 1 = 7.23 SQ.M.
32. 1.32 X 2.70 X 1 = 3.56 SQ.M.
33. 1.85 X 3.50 X 1 = 6.47 SQ.M.
34. 1.45 X 10.42 X 1 = 15.11 SQ.M.
35. 0.50 X 1.45 X 1.45 = 1.05 SQ.M.
36. 1.94 X 3.25 X 1 = 6.30 SQ.M.
37. 12.22 X 24.45 X 0.5 = 149.39 SQ.M.
38. 17.29 X 8.04 X 1 = 139.01 SQ.M.
39. 3.50 X 5.90 X 1 = 20.65 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. 2.45 X 2.10 X 1 = 5.15 SQ.M.
43. 4.25 X 3.05 X 1 = 12.96 SQ.M.
44. 2.45 X 1.85 X 2 = 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. 1.85 X 2.10 X 1 = 3.89 SQ.M.
49. 3.05 X 5.15 X 1 = 15.71 SQ.M.
TOTAL = 700.45 SQ.M.
NET AREA 1222.55 – 700.45 = 522.10 SQ.M.

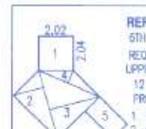
### LIFT AREA CALC.

LIFT AREA :
1.85 X 2.45=4.53 SQ.M.

### WATER STORAGE TANK CAP. CALCU.

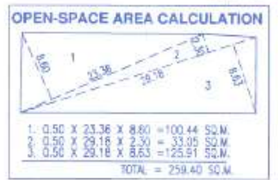
WATER REQ. IN O/H. WATER TANK CAP.
FOR RESI.
38 TENA X 135 LIT X 5.0 = 25,650.00 LTS.
SAYS= 26,000.00 LTS.
FIRE =20,000.00 LTS.
U/G. WATER TANK CAP. = 26,000.00 Lts.x1.50
= 39,000.00 Lts.
FIRE = 50,000.00 LTS.

### REFUGE AREA STATEMENT



STH FL.
REQUIRED REFUGE AREA –
UPPER FLAT 2 FLX 5 X0.3 = –SQ.M.
12 NOS. X 5 X0.3 = 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



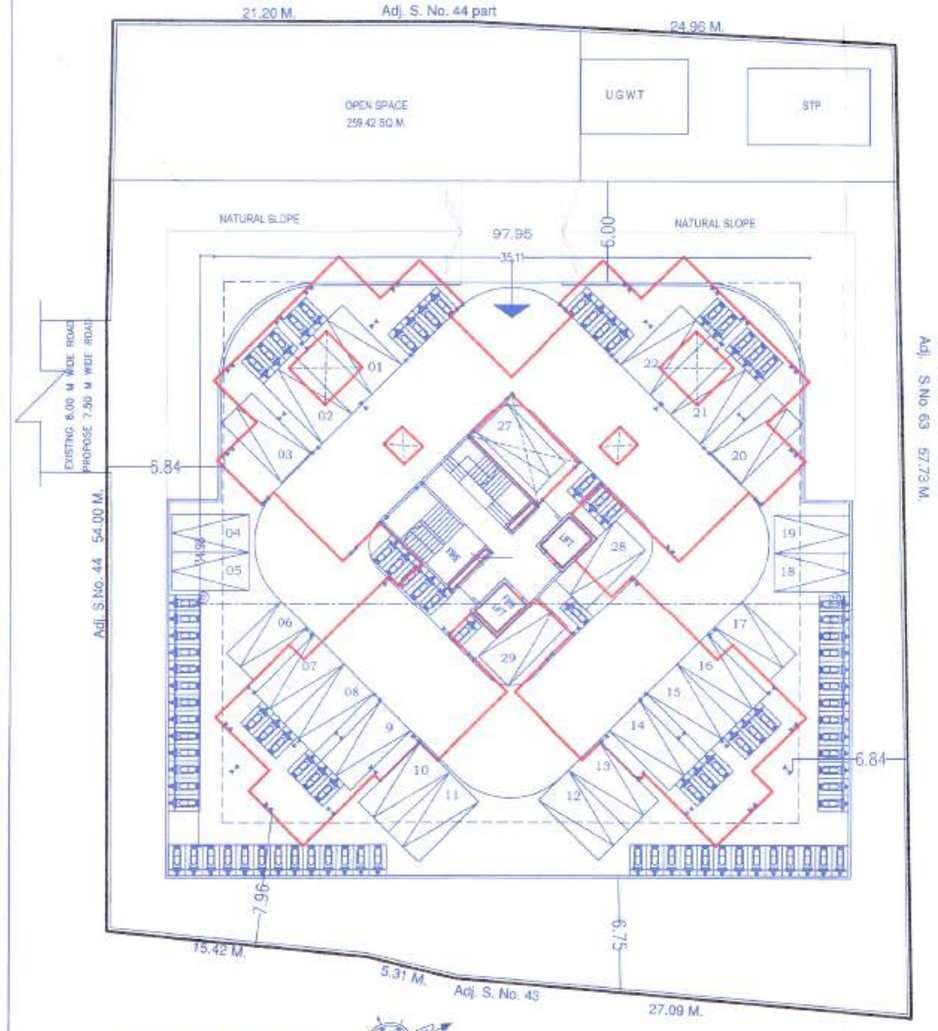
1. 0.50 X 23.36 X 8.60 =100.44 SQ.M.
2. 0.50 X 29.18 X 8.60 = 125.91 SQ.M.
3. 0.50 X 29.18 X 8.60 = 125.91 SQ.M.
TOTAL = 259.40 SQ.M.

### LOCATION PLAN

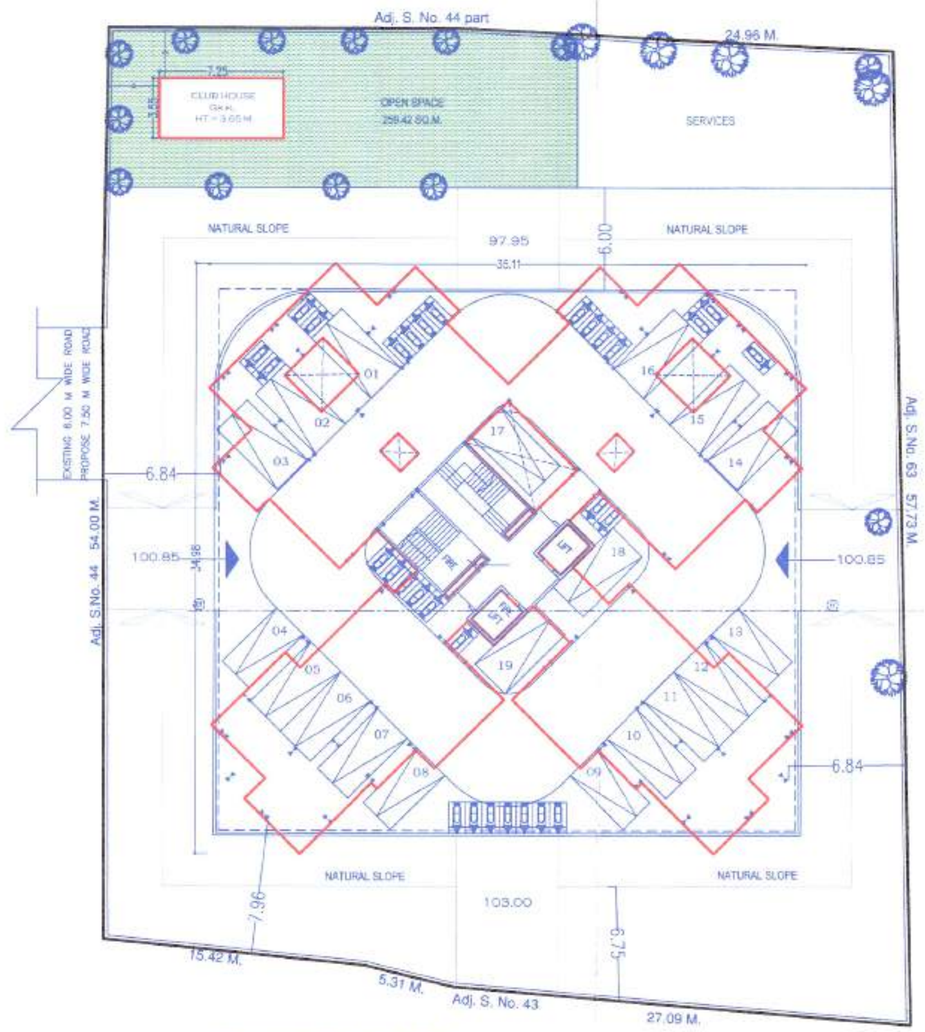
जायन विकास विभाग चौ.मी. क्षेत्रासाठी
स्थळ क्र- 44/1,44/8 प्लॉट क्र.CE(SP)/1038/19
दि. 06/12/21 ने भरले आहेत.

K. PRAKASH KULKARNI
CA/98/22909

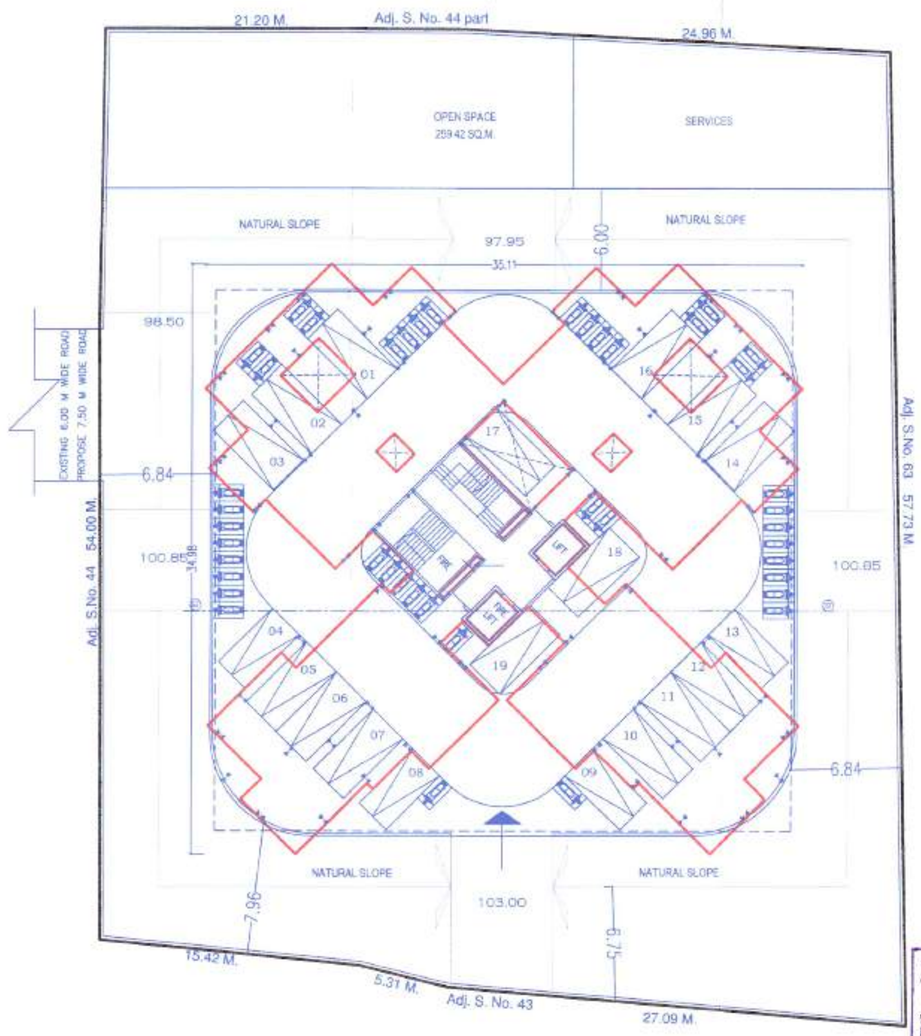
SECTION AT A - A



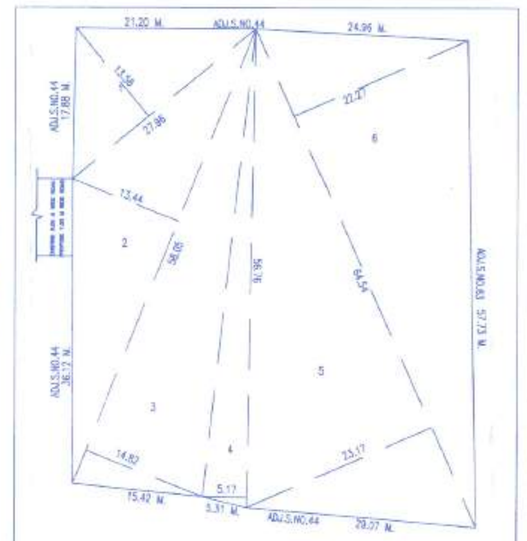

BASEMENT FLOOR PLAN
CARS - 22
SCOOTER - 92




LOWER GROUND FLOOR PLAN
CARS - 19
SCOOTER - 30




UPPER GROUND FLOOR PLAN
CARS - 19
SCOOTER - 42




### PLOT AREA CALCULATION

1. 0.50 X 27.96 X 13.55 = 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 56.76 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 = 2622.69 SQ.M.

Note : No sale or lease of a plot in this layout will be reconsidered and no building permission in any circumstances will be given unless the selection of the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a continuity of the water supply system or other services of the development of adjacent lands, the Owner reserves the right to permit access and extension of the internal roads & services through this land under layout/sub-division.

## D.P.LAYOUT 02/02

बांधकाम विकास विभाग झोन क्र.
मान्य लेआउट क्र.....26/07/22
दिनांक.....26/12/2022
सहायक संचालक नगररचना
बांधकाम विकास विभाग
झोन क्र. 3, पुणे महानगरपालिका

### Certificate of Area

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.SCHEME RECORDS/ LAND RECORDSDEPARTMENT/CITY SURVEY RECORDS.

K. PRAKASH KULKARNI
CA/98/22909

### AREA STATEMENT

| | | SQ.MT. |
|---|---|---|
| 1 : Area of plot (Minimum area of a,b,c to be considered) | | |
| | a) as per ownership document (7/12,CTS extract) | 2594.00 |
| | b) as per possession plot | --- |
| | c) as per sale | --- |
| 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 – | 259.40 |
| | b) Proposed – | 259.40 |
| 7 : Internal Road Area | | – |
| 8 : Plotable Area | | – |
| 9 : built up area with reference to basic F.S.I as per front 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/TOD Zone | --- |
| | b) Proposed FSI on payment of premium. (0.50) | --- |
| 11 : In–situ FSI / TDR loading | | |
| | a) In–situ area against D.P.road [2.0 xSr.No.2 (a)],if anyUDCPR–2020 | --- |
| | b) In–situ area against Amenity Space if handed over [2.00 cr1.85 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(c)+(b)+(c). ) | --- |
| 12 : Additional F.S.I. area under chapter no. 7 | | --- |
| 13 : Total entitlement of FSI in the proposal | | |
| | a) [9 + 10(b)+11(d)] or 12 whichever is applicable. | 2853.40 |
| | b) Ancillary Area FSI upto 60% or 80% with Payment of charges. (60%) | 1712.04 |
| | c) Total Entitlement (a+b) | 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 ) x1.6 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") | 4501.40 |
| | c) Total (a+b) | 4501.40 |
| 16 : F.S.I consumed (15/13)(should not be more than serial no.14above) | | 0.99 |
| 17 : area of inclusive housing if any | | |
| | a) Required ( 20%of sr.no.5) | --- |
| | b) Proposed – | --- |

### LEGEND

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

### SPECIFICATIONS

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
T.W.DOORS & M.S.WINDOWS.

ARCHITECT
K. PRAKASH KULKARNI
CA/98/22909

OWNER (P.A.H.)
MR. VINAY V. MIRKUTE
Mrs. JAYSHREE V. MIRKUTE
MR. PRAVIN BADHEKAR (PAH)

PROJECT
PROJECT : PROPOSED RESIDENTIAL BUILDING ON, S.NO. 44/1 & 44/8+9(P),BAVDHAN (KH),PUNE.

ARCHITECT

PRAKASH KULKARNI
ankur associates
ARCHITECTS
SONALAXA, OFF NO.–101, 1ST FL., CTS NO.–1187/18, GHOLE ROAD, SHIVAJINAGAR, PUNE–411 005 PHONE : 020 66042800 / 01 / 02
E-MAIL : ankurarch@ankurassociates.in

| DATE | SCALE | DRN BY | |
|---|---|---|---|
| 08.12.2021 | 1 : 250 | SONALI | 1383/18 |

F:\Sonali\Pravin BADHEKAR\BAVDHAN\07.01.2022\07.01.2022.dwg