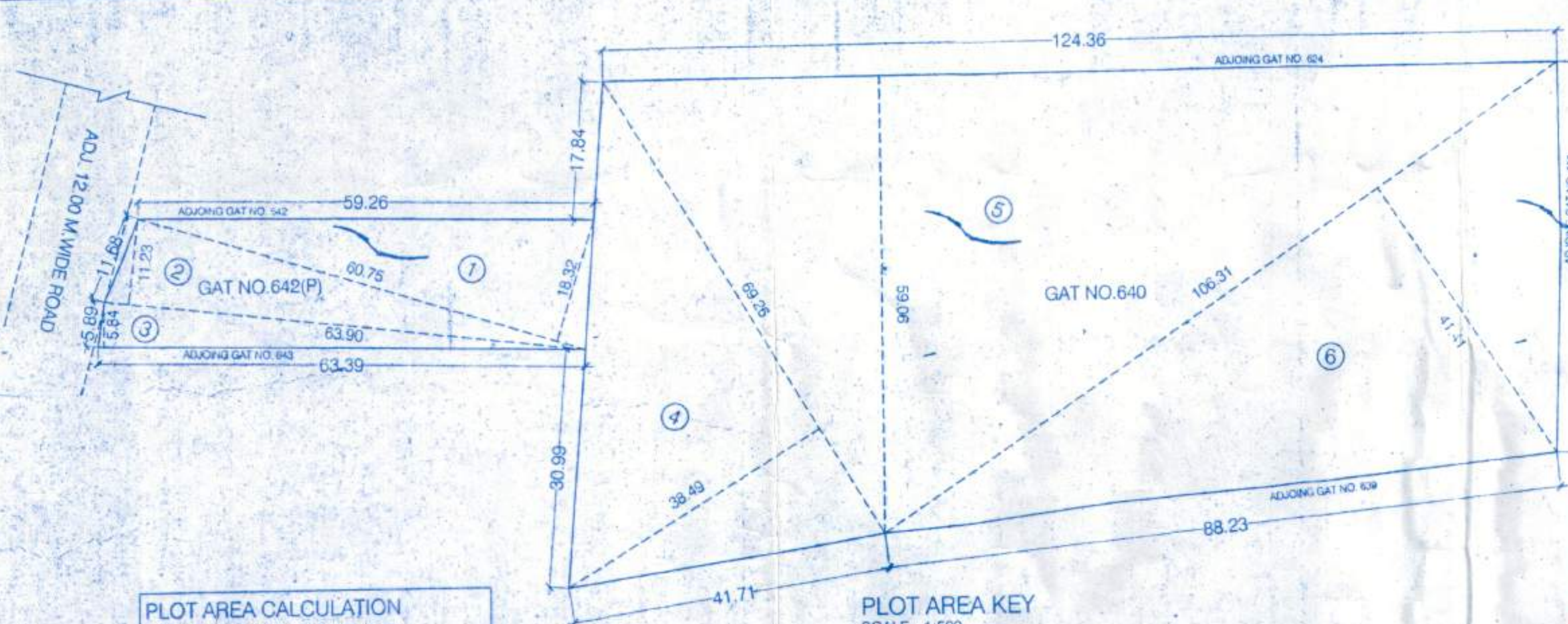




PLOT AREA STATEMENT

GAT NO.	PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER METHOD	MINIMUM AREA TO BE CONSIDERED
640+642	8092.97	8306.75	8092.97
TOTAL	8092.97	8306.75	8092.97

F.S.I. STATEMENT (ALL BUILDING)

FLOORS	BUILDING AREA WITH P.M.	BUILDING AREA WITHOUT P.M.	BUP AREA	ENC. BALCONY PERM.	PROP.	OPEN BALCONY AREA (WITHIN 15%)	DRY BALCONY	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT & LIFT M/C RM AREA	COVERAGE AREA	NO. OF TENA.
A WING	40.75 M.	37.70 M.	4253.58	638.07	384.52	72.68	163.53	289.35	369.45	303.37	32.78	733.71	65
B WING	40.75 M.	37.70 M.	6062.03	909.31	717.24	85.34	464.27	361.57	1004.30	645.71	32.78	774.16	129
TOTAL	>>>	>>>	10,315.61	1547.38	1101.76	158.02	627.80	650.92	1373.75	949.08	65.56	1507.87	194

ENC. BALC. + OPEN BALC. 1101.66 + 158.02 = 1259.68 SQ.M
(NOTE - ENC. BALC. DRY BALC. STAIRCASE, PASSAGE, LIFT, LIFT M/C RM AREAS ARE AS PER PREVIOUS SANCTIONED PLANS)

F.S.I. STATEMENT

BUILDINGS	NO. OF BLDG.	F.S.I. STATEMENT
A WING	1 NOS.	4253.58
B WING	1 NOS.	6062.03
TOTAL	2 NOS.	10,315.61

TENEMENT STATEMENT

BUILDINGS	NO. OF BLDG.	TENEMENT
A WING	1 NOS.	68
B WING	1 NOS.	129
TOTAL	2 NOS.	194

COVERAGE AREA STATEMENT

BUILDINGS	NO. OF BLDG.	COVERAGE STATEMENT
A WING	1 NOS.	733.71
B WING	1 NOS.	774.16
TOTAL	2 NOS.	1507.87

ALL WING F.S.I. DIFFERENCE STATEMENT

SR. NO.	PREVIOUS SANCTIONED	REVISED PROPOSED DRAWING	DIFFERENCE ON BOTH
1. BUILT AREA	7,351.78	10,315.61	+ 2,963.83
2. ENCL. BALCONY	1101.76	1101.76	NIL
3. OPEN BALCONY AREA	---	158.02	+ 158.02
4. DRY BALCONY	627.80	627.80	NIL
5. STAIRCASE AREA	650.92	650.92	NIL
6. PASSAGE AREA	1,372.75	1,372.75	NIL
7. TERRACE AREA	889.27	949.08	+ 59.81
8. LIFT & MACHINE ROOM	65.56	65.56	NIL

F.S.I. AREA DIFFERENCE STATEMENT

SR. NO.	PREVIOUS SANCTIONED	REVISED PROPOSED DRAWING	DIFFERENCE ON BOTH
1. NET PLOT AREA	6191.12	6879.02	+ 687.90
2. BALANCE FSI	77.56	---	77.56
3. AMENITY SPACE FSI	---	2201.29	+ 2201.29
TOTAL (1 + 2 + 3)	---	---	+ 2966.75

F.S.I. STATEMENT 'A' WING

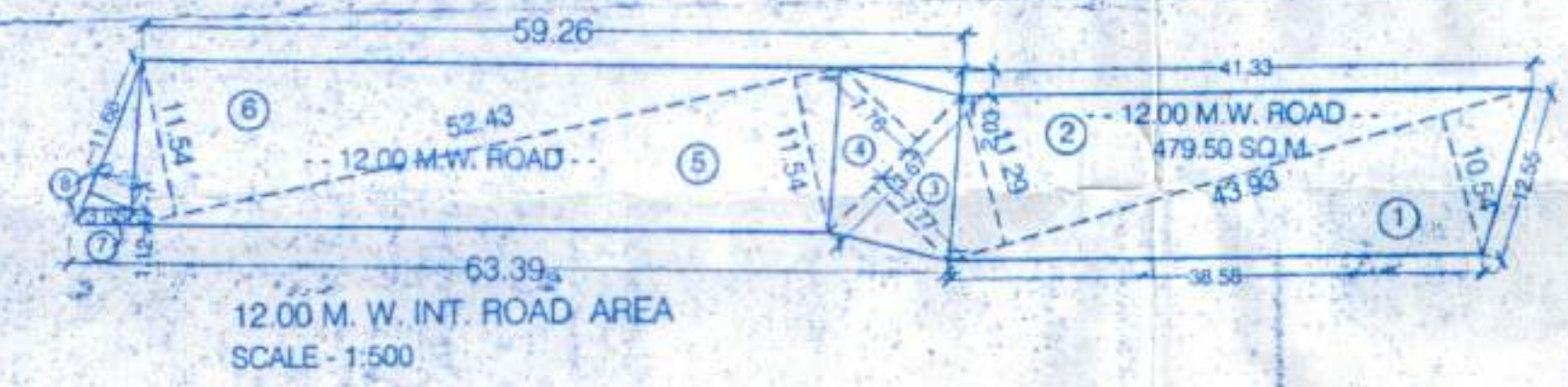
FLOORS	BUP AREA	ENC. BALCONY PERM.	PROP.	OPEN BALCONY AREA (WITHIN 15%)	DRY BALCONY	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT & LIFT M/C RM AREA	COVERAGE AREA	NO. OF TENA.
FIRST	287.78	43.17	43.15	---	18.17	32.15	41.05	32.57	---	---	05
SECOND	287.78	43.17	43.15	---	18.17	32.15	41.05	35.13	---	---	05
THIRD	287.78	43.17	43.15	---	18.17	32.15	41.05	32.57	---	---	05
FOURTH	287.78	43.17	43.15	---	18.17	32.15	41.05	35.13	---	---	05
FIFTH	287.78	43.17	43.15	---	18.17	32.15	41.05	32.57	---	---	05
SIXTH	287.78	43.17	43.15	---	18.17	32.15	41.05	35.13	---	---	05
SEVENTH	287.78	43.17	43.15	---	18.17	32.15	41.05	32.57	---	---	05
EIGHTH	287.78	43.17	43.15	---	18.17	32.15	41.05	35.13	---	---	05
NINTH	287.78	43.17	43.15	---	18.17	32.15	41.05	32.57	---	---	05
TENTH	423.10	60.47	---	---	---	---	---	---	---	---	05
ELEVENTH	420.54	63.08	---	---	---	---	---	---	---	---	05
TWELFTH	423.10	60.47	---	---	---	---	---	---	---	---	05
THIRTEEN	420.54	63.08	---	---	---	---	---	---	---	---	05
TOTAL	4253.58	638.07	384.52	72.68	163.53	289.35	369.45	303.37	32.78	733.71	65

ENC. BALC. + OPEN BALC. 384.42 + 72.68 = 457.10 SQ.M

F.S.I. STATEMENT 'B' WING

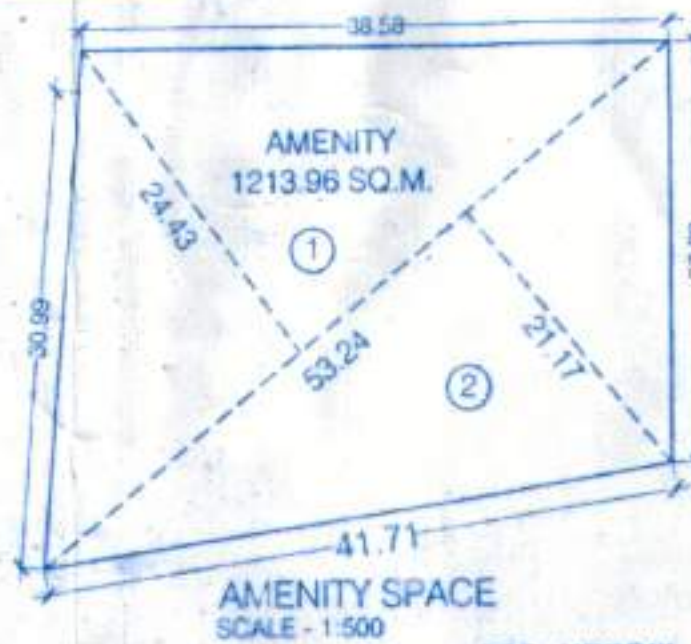
FLOORS	BUP AREA	ENC. BALCONY PERM.	PROP.	OPEN BALCONY AREA (WITHIN 15%)	DRY BALCONY	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT & LIFT M/C RM AREA	COVERAGE AREA	NO. OF TENA.
FIRST	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
SECOND	437.59	65.64	65.64	---	42.67	32.87	91.30	55.67	---	---	10
THIRD	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
FOURTH	437.59	65.64	65.64	---	42.67	32.87	91.30	55.67	---	---	10
FIFTH	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
SIXTH	437.59	65.64	65.64	---	42.67	32.87	91.30	55.67	---	---	10
SEVENTH	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
EIGHTH	401.58	61.43	60.84	---	37.57	32.87	91.30	55.67	---	---	09
NINTH	437.59	65.64	65.64	---	42.67	32.87	91.30	55.67	---	---	10
TENTH	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
ELEVENTH	437.59	65.64	65.64	---	42.67	32.87	91.30	52.48	---	---	10
TWELFTH	662.01	99.90	---	---	---	---	---	---	---	---	10
THIRTEEN	610.54	91.58	---	---	---	---	---	---	---	---	10
TOTAL	6062.03	909.31	717.24	85.34	464.27	361.57	1004.30	645.71	32.78	774.16	129

ENC. BALC. + OPEN BALC. 717.24 + 85.34 = 802.58 SQ.M



OPEN SPACE AREA CALCULATION

1. 0.5 X 46.43 X 17.60 =	408.57 SQ.M
2. 0.5 X 46.43 X 17.27 =	400.92 SQ.M
TOTAL AREA =	809.49 SQ.M



AMENITY AREA CALCULATION

1. 0.5 X 53.24 X 24.43 =	650.41 SQ.M
2. 0.5 X 53.24 X 21.17 =	563.54 SQ.M
TOTAL AREA =	1213.95 SQ.M

PARKING STATEMENT

PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQ.M	01	03	03
4 TENEMENTS HAVING BUILT-UP UPTO 50 SQ.M	00	05	05
BETWEEN 50 TO 100 SQ.M	22	65	65
UPTO 50 SQ.M	00	161	161
+ 50% FOR PMR	11	113	113
TOTAL REQUIRED PARKING	33	339	339
TOTAL 194 TENA. PROP. PK.	75	339	339

O.H. TANK CAPACITY

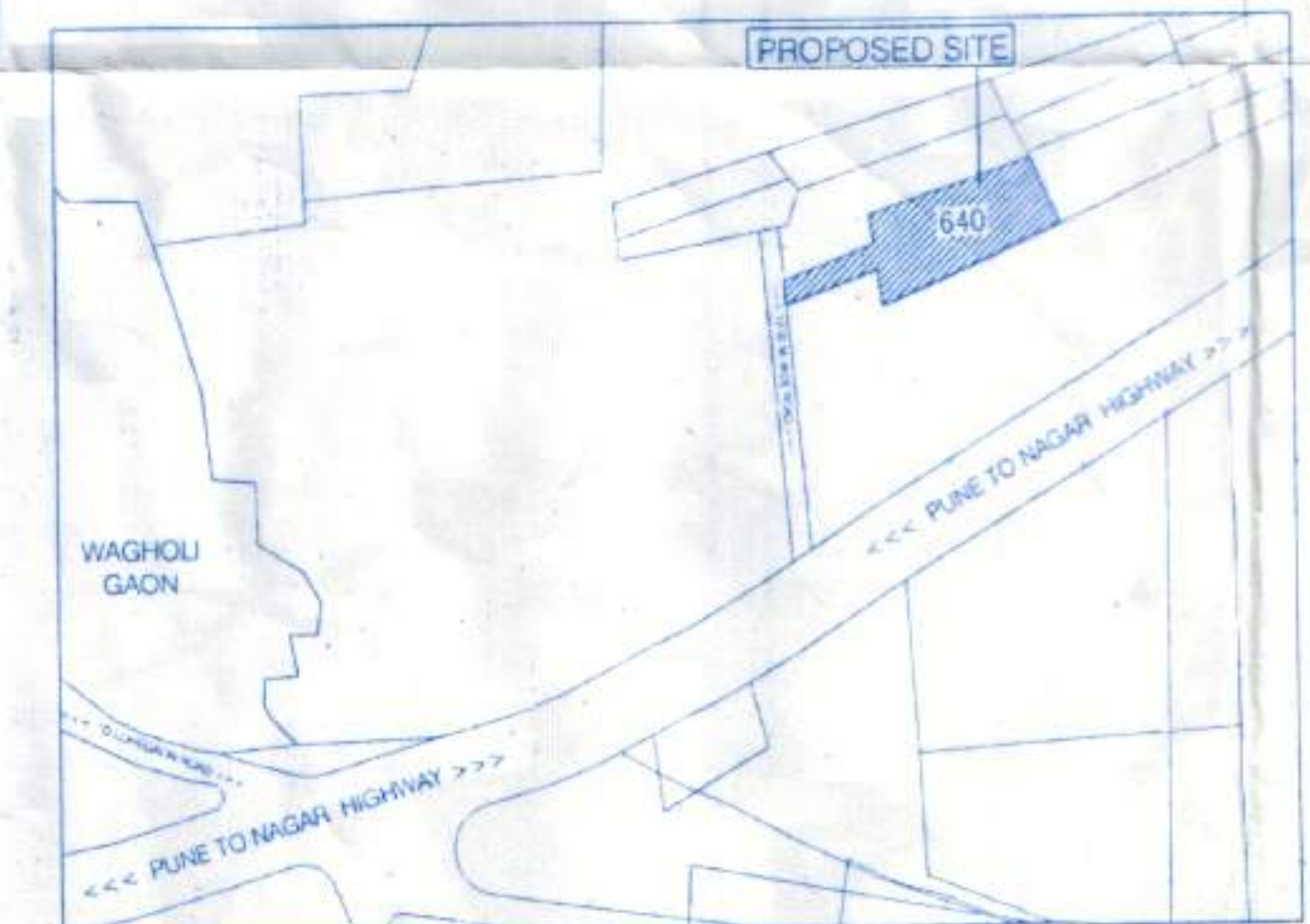
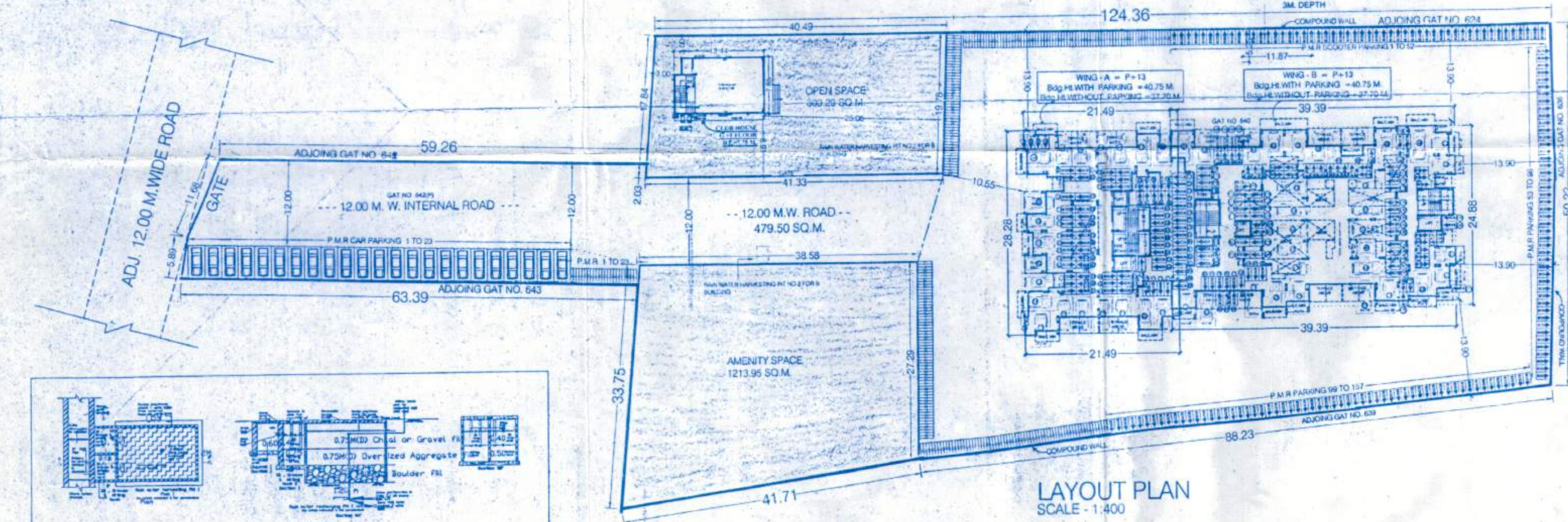
BUILDINGS	REQUIRED	PROPOSED
A WING	64,000.00	64,000.00
B WING	1,07,100.00	1,07,100.00
TOTAL	1,71,100.00	1,71,100.00

U.G. WATER TANK CAPACITY

BUILDINGS	REQUIRED	PROPOSED
A WING	1,65,812.00	1,65,812.00
B WING	2,30,612.00	2,30,612.00
TOTAL	3,96,424.00	3,96,424.00

PARKING AREA STATEMENT

AREA REQUIRED	TOTAL AREA IN SQ.MT.	AREA PROVIDED
CAR	33 X 12.50 SQ.M	412.50
SCOOTER	339 X 3.00 SQ.M	1017.00
CYCLE	339 X 1.40 SQ.M	474.60
TOTAL	1904.10	1904.10



COPY OF CERTIFICATION
THIS TRUE COPY IS AS PER PLANS APPROVED BY PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY (PMRD) PUNE. VIDE LETTER No. 2004/34113. DATE: 23/04/19. For 08/04/19. design 11. SWAPNIL P. KSHIRSAGAR, ARCHITECT, CA/2004/34113

STAMP OF APPROVAL
LAYOUT PLAN
Approved as amended in subject to conditions mentioned in Approval of letter No. 2004/34113. S.No. G. No. CTS No. 2004/34113. Dated 23/04/19. Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Regional Development Authority, Pune.



AREA OF CERTIFICATION
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AS MEASURED ON SITE AND AREA SO WORKED OUT TAKES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / AND SURVEY RECORD DEPARTMENT CITY SURVEY RECORD.

A) AREA STATEMENT

SR. NO.	DESCRIPTION	AREA (SQ. M.)
1.	AREA OF PLOT - AS PER 7/12	8092.97
2.	DEDUCTIONS FOR	---
a)	ROAD ACQUISITION AREA	---
b)	ANY D.P. PRESERVATION AREA	---
(TOTAL a+b)		---
3.	GROSS AREA OF PLOT (1-2)	8092.97
4.	10% RECREATIONAL OPEN SPACE	809.29
5.	15% AMENITY SPACE PROPOSED	1213.95
6.	NET AREA OF PLOTS PLOT - (3-5)	6879.02
7.	BASIC FSI = 1 (sr.no. 6 X 1)	6879.02
8.	ADDITION OF AREA FOR F.S.I.	---
a)	ROADWIDENING AREA	---
b)	AMENITY SPACE X 2 = 1213.95 = 2427.90	2201.29
c)	PAID FSI 20% OF (sr.no. 6) i.e. = 1375.80	---
d)	PAID FSI TAKEN	1238.22
e)	T.D.R. AREA	---
f)	TOTAL (a + b + c + d)	3439.51
9.	MAXIMUM F.A.R. PERMISSIBLE (1.50 X sr.6)	10,318.53
10.	PERMISSIBLE AREA (7+8)	10,318.53
11.	PROPOSED RES. F.S.I. & FLOOR SPACE	10,315.61
12.	PROPOSED COMM. F.S.I. & FLOOR SPACE	---
13.	EXCESS BALCONY AREA	---
14.	TOTAL RES. AREA PROPOSED	10,315.61
15.	F.S.I. CONSUMED (sr.10)	1.4999
16.	TOTAL FSI BALANCE (10318.53 - 10315.61)	2.92
B) BALCONY AREA STATEMENT		---
A) PERMISSIBLE BALCONY AREA		1547.38
B) PROPOSED BALCONY AREA		1259.68
C) BALANCE BALCONY AREA		287.70
C) TENEMENT STATEMENT		---
PERMISSIBLE TENEMENT		194
PROPOSED TENEMENT		194
D) PARKING STATEMENT		---
A) PARKING REQUIRED		33
B) PARKING PROPOSED		75
E) LEGEND		---
A) PLOT BOUNDARY	- THICK BLACK	---
B) PROPOSED WORK	- RED	---
C) WATER LINE	- BLACK DOTTED	---
D) DRAINAGE LINE	- RED DOTTED	---
F) GROUND COVERAGE STATEMENT		---
A) GROUND COVERAGE PERMISSIBLE		2063.50
B) GROUND COVERAGE PROPOSED		1507.87

OWNER / P.A.H. SIGN
V. SATAV DEVELOPERS THROUGH
MR. RAHUL SATAV
ARCHITECT SIGN
A: SWAPNIL P. KSHIRSAGAR, CA/2004/34113
PROJECT
PROPOSED RES. BUILDING LAY-OUT PLAN AT GAT NO. 640, 642 WAGHOLI, TAL. HAVELI, DIST. PUNE. (REVISION NO-1)
ARCHITECT
SWAPNIL KSHIRSAGAR
ARCHITECTURAL CONSULTANTS
501, RAJWADI APTS OFF J.M. ROAD NEAR BALGANDHARWA, 1307, SHIVAJINAGAR, PUNE - 411005
Email - design_11@rediffmail.com
NORTH
DATE 15-05-19
SCALE 1:400
DRAWN BY MUBSEN
DRG. NO. 01
REVISED 01