

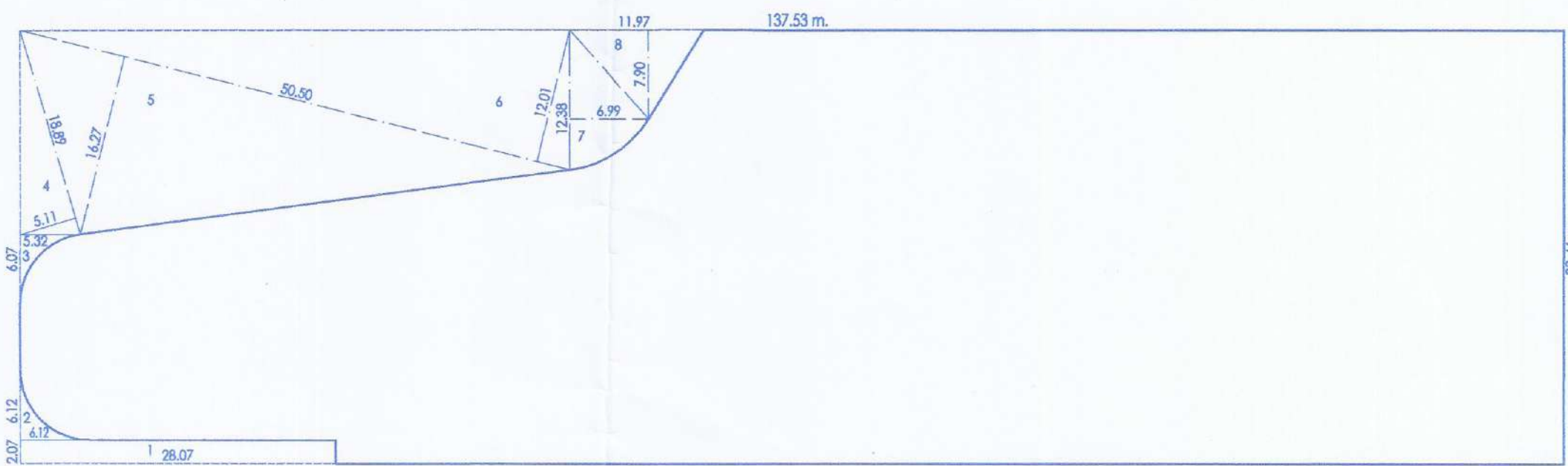
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. DATE
ARCHITECT CERTIFIED COPY

VILAS J. YELE
ARCHITECT Interior Designer



2022-2023 20/05/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. cc/0534/22

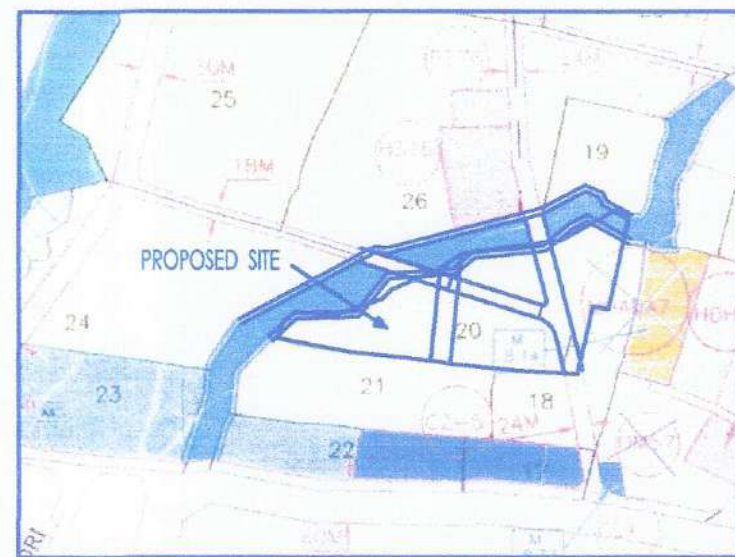
Building Inspector Assistant Engineer P.M.C.



PODIUM FLOOR KEY PLAN
SCALE - 1:500

PODIUM AREA CALCULATION

GROSS	137.53 x 38.46	=	5289.40 SQ.M.
DEDUCTION			
1.	28.07 x 2.07 x 1.00	=	58.10 SQ.M.
2.	6.12 x 6.12 x 0.50	=	18.72 SQ.M.
3.	5.32 x 6.07 x 0.50	=	16.14 SQ.M.
4.	18.89 x 5.11 x 0.50	=	48.26 SQ.M.
5.	50.50 x 16.27 x 0.50	=	410.81 SQ.M.
6.	50.50 x 12.01 x 0.50	=	303.25 SQ.M.
7.	12.38 x 6.99 x 0.50	=	43.34 SQ.M.
8.	11.97 x 7.90 x 0.50	=	47.28 SQ.M.
TOTAL DEDUCTION		=	945.82 SQ.M.
TOTAL B / UP AREA		=	4343.58 SQ.M.



LOCATION PLAN
SCALE - 1:1,000

F.S.I. STATEMENT PLOT 'A'					
TYPE OF BUILDING	FLOOR	B/UP AREA AS PER PLINE	LIFT AREA	GROUND COVERAGE	TENANTS PER FL.
'A' BUILDING		PROPOSED			
	BASEMENT FLOOR	NIL			NIL
	LOW, GROUND STILT FL.	NIL			NIL
	PODIUM 01	NIL			NIL
	PODIUM 02	NIL			NIL
	FIRST FLOOR	1273.496	25.77	1316.18	08 UNIT
	SECOND FLOOR	1262.703			11 UNIT
	THIRD FLOOR	1247.618	LIFT		14 UNIT
	FOURTH FLOOR	1247.618	M. RM.		14 UNIT
	FIFTH FLOOR	1247.618	42.80		14 UNIT
	SIXTH FLOOR	1247.618			14 UNIT
	SEVENTH FLOOR	1247.618			14 UNIT
	EIGHTH FLOOR	1247.618			14 UNIT
	NINTH FLOOR	1247.618			14 UNIT
	TENTH FLOOR	1247.618			14 UNIT
	ELEVENTH FLOOR	1247.618			14 UNIT
	TWELFTH FLOOR	1247.618			14 UNIT
	TOTAL 'A' BUILDING	15012.379	68.57	1316.18	159 No.

E.C. STATEMENT

TYPE OF BUILDING	B/UP AREA COMMERCIAL	B/UP AREA RESIDENTIAL	PARKING + TOP TERR.	RECREATIONAL + LG / MIG	REFUSE AREA	LIFT + LMR AREA	UNIT + LIFT, L. ONES
'A' BUILDING	N.I.L.	15,012.369	19013.72	766.307	313.10	68.57	1494.50
TOTAL AREA RESIDENTIAL		15,012.369	21,656.197				
TOTAL F. S. I. + NON F. S. I.			36,668.576				

PARKING STATEMENT PLOT 'B'

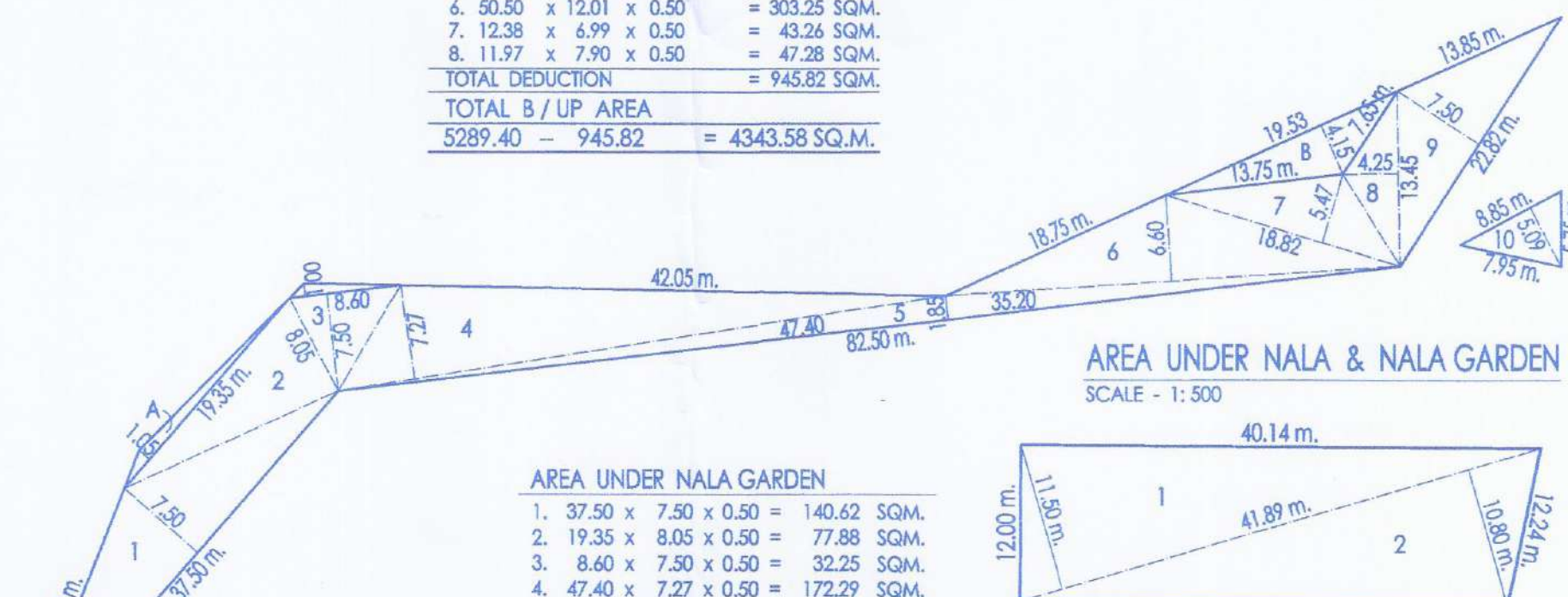
TYPE OF TENEMENT	REQUIRED	PROPOSED
40 TO 80 SQ.M. @ 2 TENT. 1-5	4250 = 212.50	213
VISITORS @ 5%	11	54
TOTAL	425	224

PARKING AREA CALCULATION

VEHICAL AREA REQUIRED	
CAR	12,50 x 24 = 300.00
SECURITY	3,00 x 1117 = 3351.00
TOTAL	6151.00 SQ.M.

WATER STORAGE CAPACITY

WATER REQUIRED (389 x 47)	=	24225.00 ltr/day
FIRE FIGHTING WATER REQUIRED	=	10000.00 ltr/day
PROVIDED OVERHEAD TANK	=	34785.00 ltr/day
PROVIDED U.G. WATER TANK	=	52177.00 ltr/day
PROVIDED FIRE FIGHTING WATER TANK	=	1,15,000.00 ltr/day



AREA UNDER NALA & NALA GARDEN
SCALE - 1:500

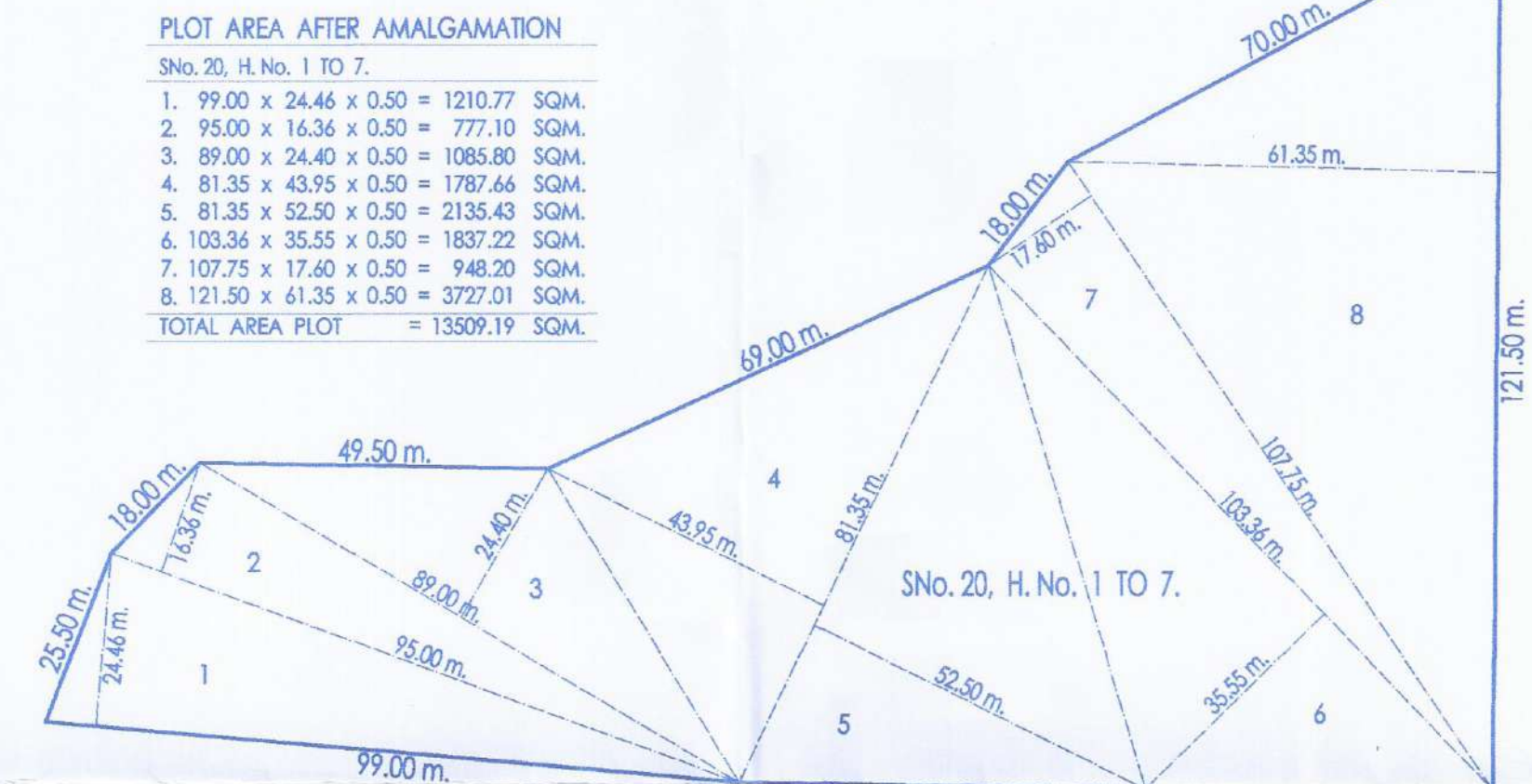
AREA UNDER NALA GARDEN

1.	37.50 x 7.50 x 0.50	=	140.62 SQ.M.
2.	19.35 x 8.05 x 0.50	=	77.88 SQ.M.
3.	8.40 x 7.50 x 0.50	=	32.25 SQ.M.
4.	47.40 x 7.27 x 0.50	=	172.29 SQ.M.
5.	82.50 x 1.85 x 0.50	=	76.31 SQ.M.
6.	35.20 x 6.60 x 0.50	=	116.16 SQ.M.
7.	18.82 x 5.47 x 0.50	=	51.47 SQ.M.
8.	13.45 x 4.25 x 0.50	=	28.58 SQ.M.
9.	22.82 x 7.50 x 0.50	=	85.57 SQ.M.
10.	8.85 x 5.09 x 0.50	=	22.52 SQ.M.
TOTAL AREA		=	803.65 SQ.M.

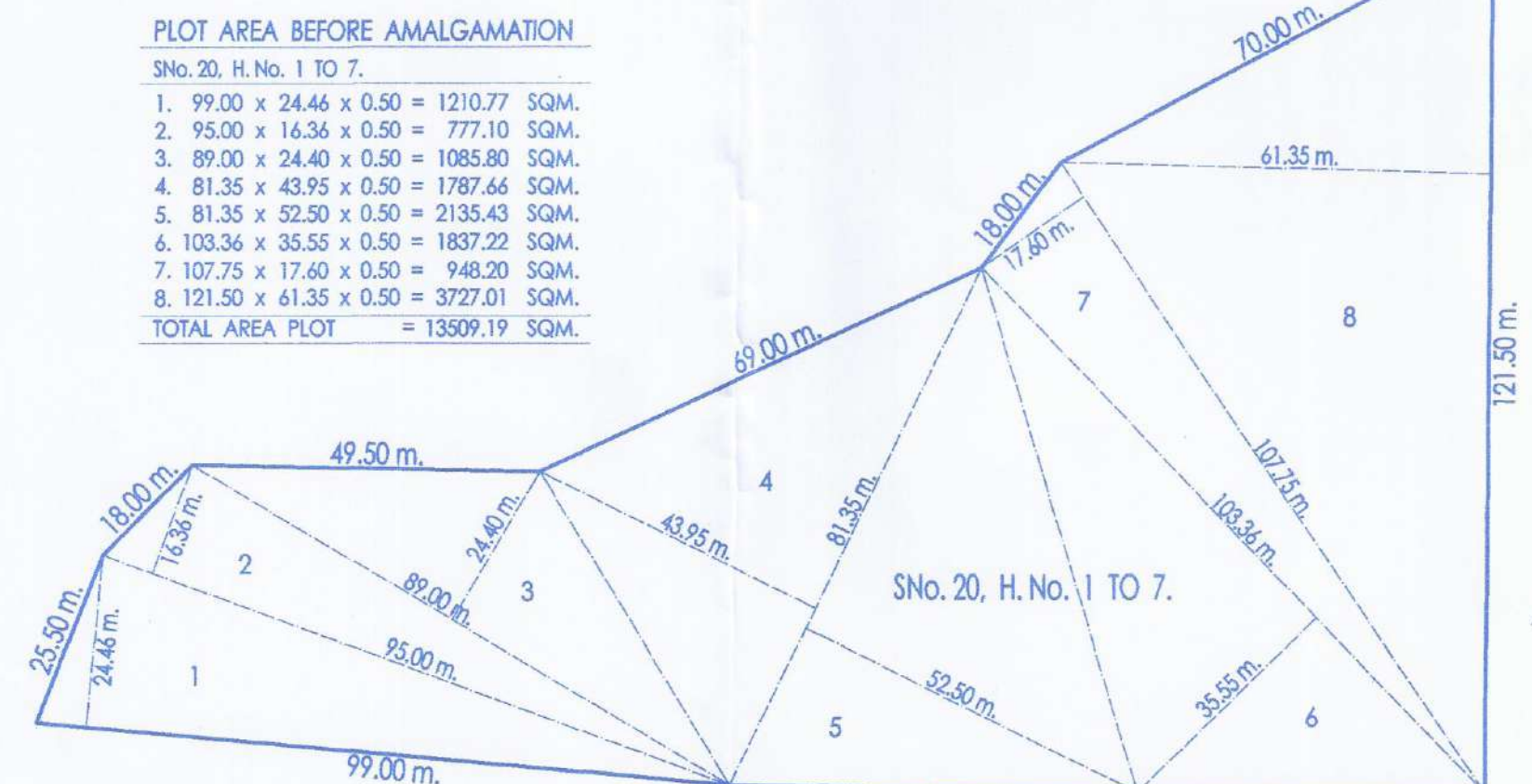
AREA UNDER INTERNAL ROAD
SCALE - 1:500

AREA UNDER D.P. ROAD

1.	19.35 x 1.05 x 0.50	=	10.15 SQ.M.
2.	19.35 x 4.15 x 0.50	=	40.52 SQ.M.
TOTAL AREA		=	50.67 SQ.M.



AREA UNDER 18.00 M. W.D.P. ROAD
SCALE - 1:500



PLAN BEFORE AMALGAMATION
SCALE - 1:1000

AREA STATEMENT BEFORE AMALGAMATION

S.No.	H.No.	AS PER TRAL SQ. M.	AS PER 7/12 SQ. M.	MINIMUM SQ. M.	ROAD AREA SQ. M.	RESERVATION SQ. M.	NET PLOT SQ. M.
S.No. 20,	1		1800.00				
	2		1000.00			NALA	
	3		1600.00				
	4	13509.19	1800.00	13500.00	361.02		12284.66
	5		2100.00			NALA GARDEN	
	6		2600.00				
	7		2600.00				

AREA STATEMENT AFTER AMALGAMATION

S.No.	H.No.	AS PER TRAL SQ. M.	AS PER 7/12 SQ. M.	MINIMUM AREA SQ. M.	ROAD AREA SQ. M.	RESERVATION SQ. M.	NET PLOT SQ. M.
S.No. 20,	H.No. 1 TO 7	13509.19	13500.00	13500.00	361.02	854.32	12284.66

PLOT AREA BY TRIANGULATION

S.No. 20, H.No. 1 TO 7.	
1.	99.00 x 24.46 x 0.50 = 1210.77 SQ.M.
2.	95.00 x 16.36 x 0.50 = 777.10 SQ.M.
3.	89.00 x 24.40 x 0.50 = 1085.80 SQ.M.
4.	81.35 x 43.95 x 0.50 = 1787.66 SQ.M.
5.	81.35 x 52.50 x 0.50 = 2135.43 SQ.M.
6.	103.36 x 35.55 x 0.50 = 1837.22 SQ.M.
7.	107.75 x 17.60 x 0.50 = 948.20 SQ.M.
8.	121.50 x 61.35 x 0.50 = 3727.01 SQ.M.
TOTAL AREA PLOT	= 13509.19 SQ.M.

AMENITY SPACE AREA CALCULATION

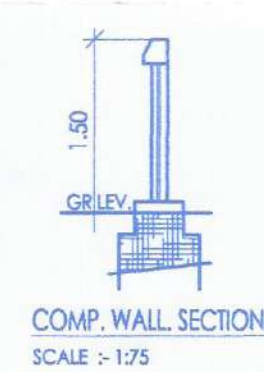
1.	59.89 x 10.55 x 0.50 = 315.92 SQ.M.
2.	59.64 x 14.10 x 0.50 = 420.46 SQ.M.
3.	54.16 x 32.95 x 0.50 = 892.28 SQ.M.
4.	44.49 x 10.31 x 0.50 = 227.28 SQ.M.
TOTAL AREA	= 1855.94 SQ.M.
DEDUCTION FOR CHAMFER	
a.	6.00 x 1.75 x 0.50 = 5.25 SQ.M.
b.	3.00 x 1.50 x 0.50 = 2.25 SQ.M.
c.	9.00 x 1.22 x 0.50 = 5.49 SQ.M.
TOTAL DEDUCTION	= 12.99 SQ.M.
ACTUAL AMENITY SPACE	= 1842.95 SQ.M.

TRANSFORMER AREA

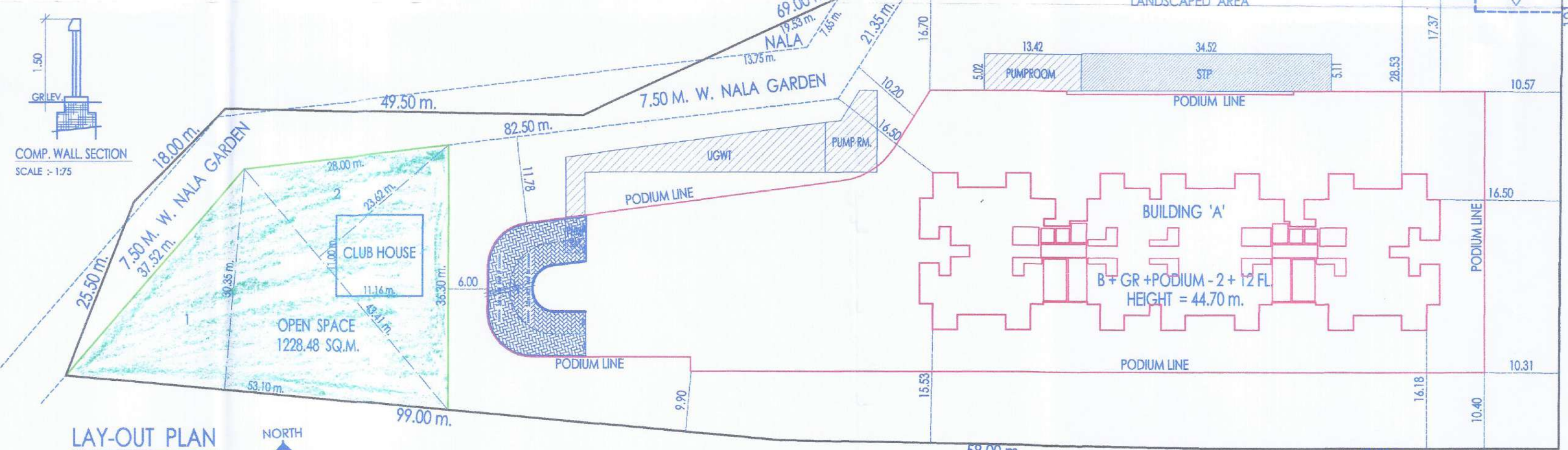
1.	6.00 x 6.00 x 1.00 = 36.00 SQ.M.
TOTAL AREA	= 36.00 SQ.M.

OPEN SPACE AREA

GROSS AREA OF OPEN SPACE	
1.	53.10 x 30.35 x 0.50 = 805.79 SQ.M.
2.	43.41 x 23.62 x 0.50 = 512.67 SQ.M.
GROSS AREA	= 1318.46 SQ.M.
DEDUCTION FOR TAKEN IN F.S.I. AREA	
1.	8.18 x 11.00 x 1.00 = 89.98 SQ.M.
ACTUAL OPEN SPACE AREA	= 1228.48 SQ.M.



COMP. WALL SECTION
SCALE - 1:75



LAY-OUT PLAN
SCALE - 1:500



AREA STATEMENT

Plot	SQ. M.
1. Area of Plot	
a. As per ownership document (7/12 CTS extracts)	13,500.00
b. As per site	13,509.19
Minimum area of a, b, c to be considered	13,500.00
2. DEDUCTION FOR	
a. Proposed D.P. Road widening Area	
i. 18.00 m. Wide D.P. Road	361.02
(Total Road widening Area)	361.02
b. Any D.P. Reservation Area	
i. Area Under Nala	50.67
i. Area Under Nala Garden	803.65
(Total D.P. Reservation Area)	854.32
Total Area a + b	1,215.34
3. Balance Area of Plot (1-2)	12,284.66
4. Amenity Space (if applicable)	
a. Required Amenity Space (15% of 3.)	1,842.69
b. Adjustment of 2(b), if any	N.A.
c. Balance Proposed	1,842.95
5. Net Plot Area (3-4-c)	10,441.97
6. Recreational Open Space (if applicable)	
a. Required Open Space (10% of s.no.5)	1,044.19
b. Proposed Open Space	1,044.20
7. Internal Road Area	467.06
8. Plotable Area (if applicable)	N.A.
9. Built-up Area with reference to Basic F.S.I. as per Front Road width (s.no. 5 x 1.10)	11,486.16
10. Addition of F.S.I. on payment of Premium	
a. Maximum Permissible Premium F.S.I. Based on Road Width / TOD Zone (5x0.50)	6,750.00
b. Proposed F.S.I. on payment of Premium	N.I.L.
11. In-situ F.S.I. / T.D.R. loading	
a. Area against D.P. Road (2x2a), if any	N.I.L.
b. Area against Reservation (1xb), if any	N.I.L.
c. Area against Amenity Space if Handover (200 or 185 x (4b or 4c))	N.I.L.
d. T.D.R. Area (maximum 1x0.90 - (11a+b+c))	N.I.L.
Total In-situ F.S.I./T.D.R. loading (11a+b+c+d)	N.I.L.
12. Additional F.S.I. area under Chapter No.7	N.A.
13. Total Entitlement of F.S.I. in the Proposal	
a. [9 + 10 + 11] or 12 whichever applicable	11,486.16
b. Ancillary Area F.S.I. upto 60% or 80% with payments of (9+10+11) = 11,486.16 x 60%	6,891.69
Total Entitlement a + b	18,377.85
14. Max. Utilization limit of F.S.I. (Building Potential) Permissible as per Road Width (as per Regulation 61/62 / 63/64 as applicable) = 13500.00 x 2.50 x 1.60	54,000.00
15. Total Built-up Area in Proposal (excluding 17.)	
a. Existing Sanctioned Built-up Area	9,901.70
b. Proposed Built-up Area (as per P-Line)	1,584.46
c. Ancillary Area F.S.I. (Max. 11,486.16 x 60%)	3,526.22
Total a + b + c	15,012.38
16. F.S.I. Consumed (15/13) (not more than 14.)	0.278 %
17. Area for UG / MIG if any	
a. Required (20% of s.no.5)	N.I.L.
b. Proposed Area (17a. + Ancillary Area 60%)	N.I.L.
17. Tenement Statement	
- Permissible Residential Tenement (13a x 0.025 / H)	760 No.
Proposed Residential Tenement	425 No.

Owner's / P.O.A.H. 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 Person to ensure the quality and safety of the work site.

Mr. Latif A. Manjothi
(& others)

Certificate of Area:
Certified that the Plot under reference was Surveyed by Me on 17/02/2022 and the Dimensions of sites etc. of Plot stated on Plan are as per measured on the Site and the area so worked out tallies with the area stated in Document of Ownership / T.P. Scheme Records / Land Records Department City Survey Records

Mr. Vilas Yele

JOB. NO.	0601 / 2019	SCALE	AS SHOWN
DRG. NO.	PMAC - SK/01	DRAWN BY	Deep
Architect / Licensed Engineer		DATE	20/05/2022