

UNIT - C1 TO C15.

Approved as amended in  
Subject to conditions mentioned in Annexure 'A' of letter  
No. 8413 / C.R.N., 2021/25 dated 25/04/2021  
S. No. / G. No. 1915 No. / C. 193 / 193  
Dated: 9/02/2021

+ Deputy / Joint Metropolitan planner  
Pune Metropolitan Regional Development Authority, Pune



| AREA STATEMENT                                                                                                                                                                                                                                                                                                                                                                                                       | SQ.M.                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 1. AREA OF PLOT<br>(Minimum area of a/b/c to be considered)                                                                                                                                                                                                                                                                                                                                                          | 1,990.00                                           |
| a) As per ownership document (7/12/2/3 extract)                                                                                                                                                                                                                                                                                                                                                                      | 1,990.00                                           |
| b) As per measurement sheet                                                                                                                                                                                                                                                                                                                                                                                          | 1,992.04                                           |
| c) As per site                                                                                                                                                                                                                                                                                                                                                                                                       | 1,992.04                                           |
| 2. DEDUCTIONS FOR:<br>a) Proposed D.P./D.P. Road widening Area/<br>Service Road/Highway Widening<br>b) Any D.P. Reservation area<br>(Total a+b)                                                                                                                                                                                                                                                                      | 181.47<br>00.00<br>1,768.53                        |
| 3. BALANCE AREA OF PLOT (1-2)                                                                                                                                                                                                                                                                                                                                                                                        | 1,768.53                                           |
| 4. AMENITY SPACE -<br>a) Required -<br>b) Adjustment of 2(b) if any<br>c) Balance Proposed                                                                                                                                                                                                                                                                                                                           | 00.00<br>00.00<br>00.00                            |
| 5. NET AREA OF PLOT = (3-4c)                                                                                                                                                                                                                                                                                                                                                                                         | 1,768.53                                           |
| 6. RECREATIONAL OPEN SPACE (if applicable)<br>a) Required -<br>b) Proposed -                                                                                                                                                                                                                                                                                                                                         | 00.00<br>00.00                                     |
| 7. INTERNAL ROAD AREA<br>(if applicable)                                                                                                                                                                                                                                                                                                                                                                             | 00.00                                              |
| 8. PLOT AREA (if applicable)                                                                                                                                                                                                                                                                                                                                                                                         | 1,768.53                                           |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.<br>AS PER FRONT ROAD WIDTH (as per 5 x 1.1)                                                                                                                                                                                                                                                                                                                          | 1,946.38                                           |
| 10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM<br>(a) Maximum permissible premium F.S.I.<br>based on road width/TOD Zone 0.50 ON SR.NO.1<br>(b) Proposed F.S.I. on payment of premium (0.50 on 1)<br>(c) In-situ area against D.P. road (2.00 x 1.16/1.8)<br>(d) In-situ area against Amenity Space if handed over<br>(2.00 x 1.16/1.8) and/or (e)<br>(f) D.P. Area (0.00 % OF SR.NO.1)<br>(g) GREEN HOUSING (5% OF 9) | 00.00<br>00.00<br>00.00<br>00.00<br>00.00<br>00.00 |
| 11. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL<br>(a) (9+10+11/6) or 12 whichever is applicable<br>(b) Ancillary Area F.S.I. up to 60% (Permissible 1,946.38 x 60% = 1,167.22)<br>(c) Total Entitlement (a) + (b)                                                                                                                                                                                                   | 1,946.38<br>1,551.4<br>2,100.52                    |
| 12. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential)<br>permissible as per road width<br>(as per Regulation No.6.1.6.2/6.3/6.3 as applicable X 1.6/1.8)                                                                                                                                                                                                                                                         | 00.00                                              |
| 13. TOTAL BUILT-UP AREA IN PROPOSAL<br>(a) Existing/Previous Sanction DCPR-2017 Built-up Area<br>(b) Proposed COMMERCIAL Built-up Area (as per 'P' line UDCPR-2020)<br>(c) Proposed RESIDENTIAL Built-up Area (as per 'P' line UDCPR-2020)<br>(d) Total (a) + (b)                                                                                                                                                    | 00.00<br>2,100.52<br>2,100.52<br>0.99              |
| 14. F.S.I. CONSUMED (15/13) should not be more than serial no. 14 above                                                                                                                                                                                                                                                                                                                                              | 00.00                                              |
| 15. AREA FOR INCLUSIVE HOUSING IF ANY (a) Required<br>(b) Proposed                                                                                                                                                                                                                                                                                                                                                   | 00.00<br>00.00                                     |

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON  
AND THE DIMENSION OF SITES, ETC. OF PLOT STATED ON PLAN AREAS AS  
RECORDED: OWNERS AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN  
DOCUMENT OF OWNERSHIP / F.F. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED  
RECORDS.

PROPOSED BUNGALOW ON,  
SR.NO. - 8/1A/1.  
AT - AUTADE HANDEWADI, TAL - HAVELI, DIST-PUNE

ARCHITECT SIGN. OWNERS SIGN.  
ELITE PROPERTY THROUGH  
A/S. Mohit Kondo  
(CA/2013/59160) MOHIT RAMESH CHHABRIA

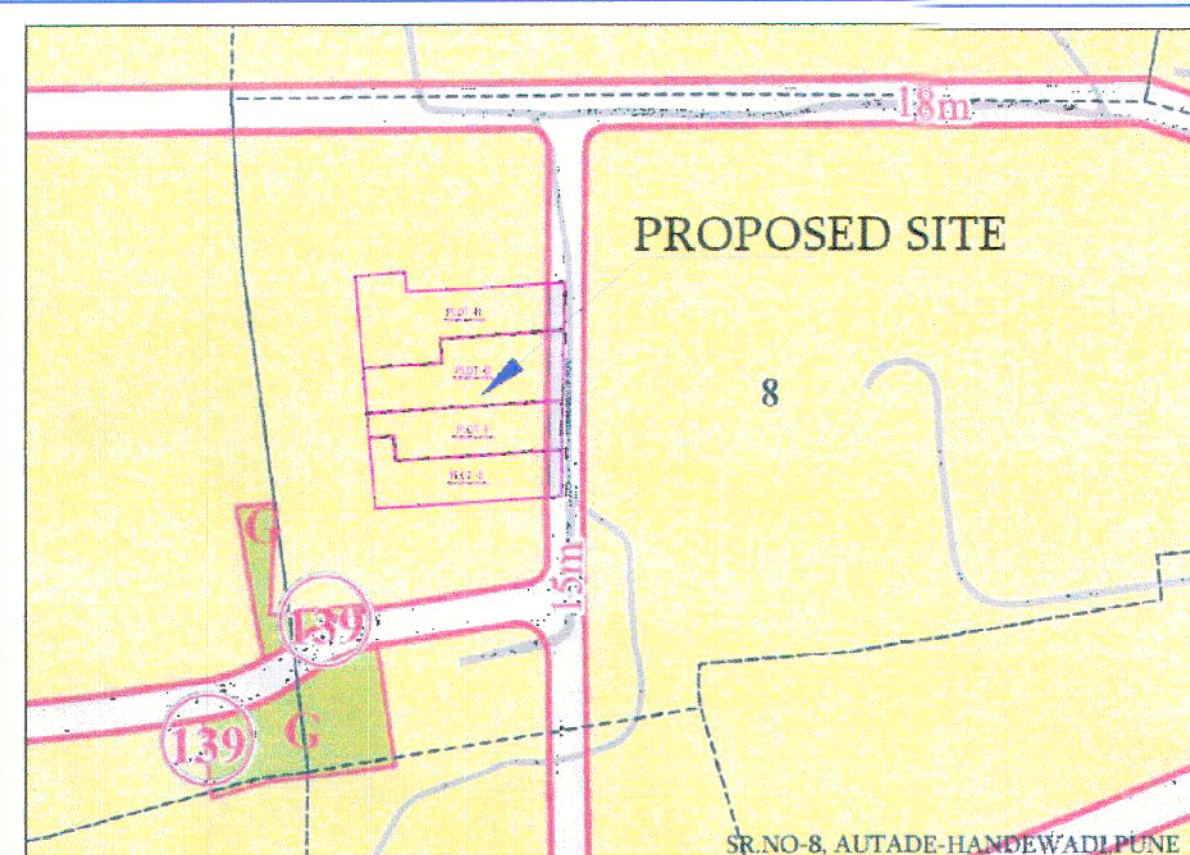
ARCHITECT  
SKALES ARCHITECTS  
OFFICE ADDRESS: BHARAT BHAVAN BUILDING 'A' - OFFICE 207,  
SHIVAJINAGAR PETH, BARRAD ROAD PUNE  
skales.architects@gmail.com, MOBILE NO. 9881854420

LAYOUT PLAN  
SCALE: 1:100

NORTH SCALE DATE DRAWN CHECKED  
1:100 22/10/2024 VISHAL



GOOGLE LOCATION



LOCATION MAP

| F.S.I. STATEMENT IN SQ.M. -<br>C1,C2,C3,C4,C5,C6,C7,C8,C9& C10 |          |            |             |
|----------------------------------------------------------------|----------|------------|-------------|
| FLOOR                                                          | BUILT UP | TENTS. NO. | HT.         |
| GROUND                                                         | 88.14    |            |             |
| FIRST                                                          | 104.75   | 2          | HT=10.50 M. |
| SECOND                                                         | 104.75   |            |             |
| TOTAL                                                          | 297.64   | 2.00       |             |

| F.S.I. STATEMENT IN SQ.M. -<br>UNIT-C11. |          |            |             |
|------------------------------------------|----------|------------|-------------|
| FLOOR                                    | BUILT UP | TENTS. NO. | HT.         |
| GROUND                                   | 36.10    |            |             |
| FIRST                                    | 43.60    | 1          | HT=10.50 M. |
| SECOND                                   | 43.60    |            |             |
| TOTAL                                    | 123.30   | 1.00       |             |

| TOTAL F.S.I. STATEMENT IN<br>SQ.M. - |                   |               |
|--------------------------------------|-------------------|---------------|
| BUILDING                             | BUILT UP<br>RESL. | TENTS.<br>NO. |
| C1,C2                                | 297.64            | 2             |
| C3,C4                                | 297.64            | 2             |
| C5,C6                                | 297.64            | 2             |
| C7,C8                                | 297.64            | 2             |
| C9,C10                               | 297.64            | 2             |
| C11                                  | 123.30            | 1             |
| C12,C13                              | 244.51            | 2             |
| C14,C15                              | 244.51            | 2             |
| TOTAL                                | 2100.52           | 15.00         |

| F.S.I. STATEMENT IN SQ.M. -<br>UNIT-C12,C13,C14 & C15. |          |            |
|--------------------------------------------------------|----------|------------|
| FLOOR                                                  | BUILT UP | TENTS. NO. |
| GROUND                                                 | 71.59    |            |
| FIRST                                                  | 86.46    | 2          |
| SECOND                                                 | 86.46    |            |
| TOTAL                                                  | 244.51   | 2.00       |

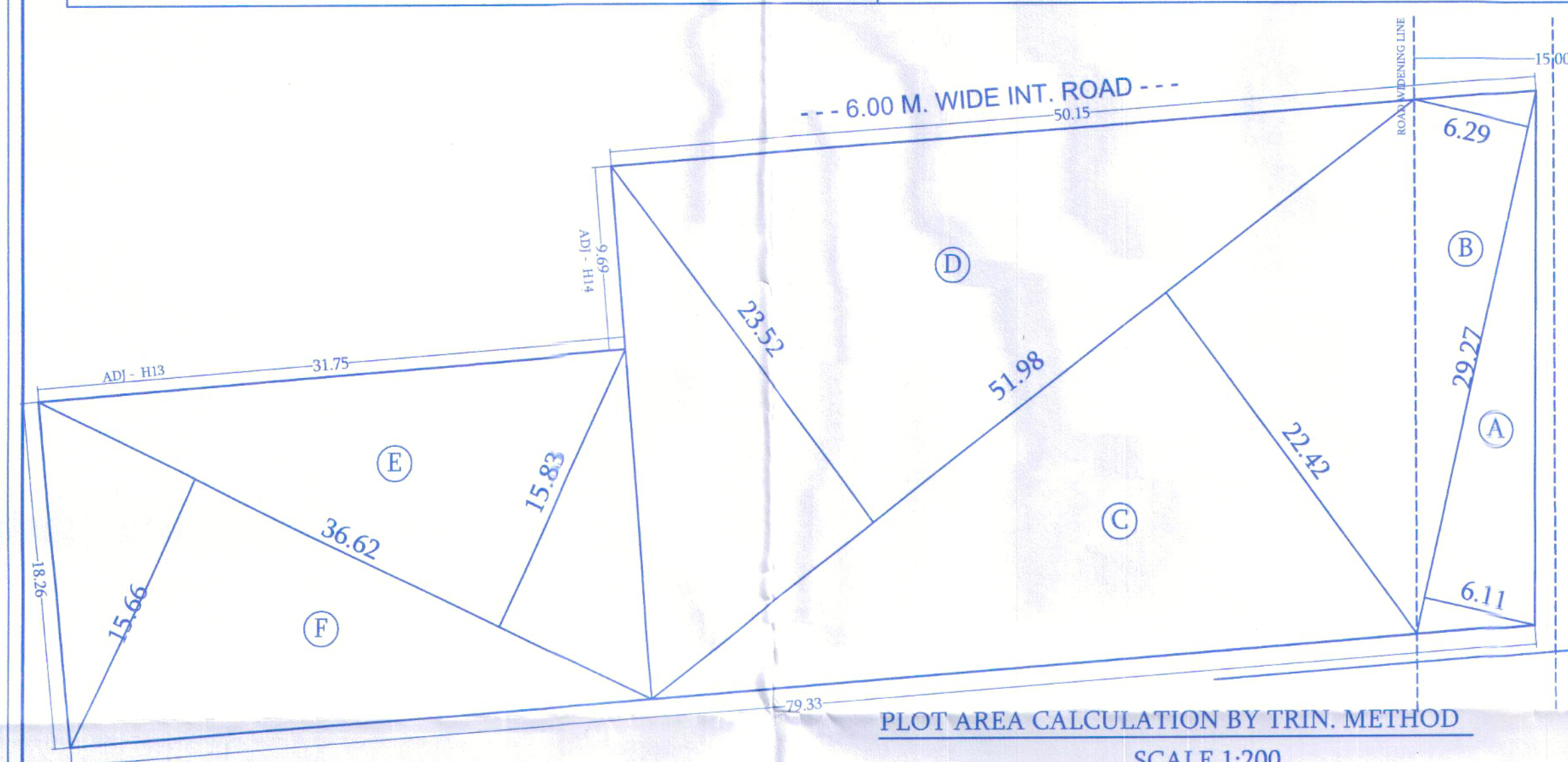
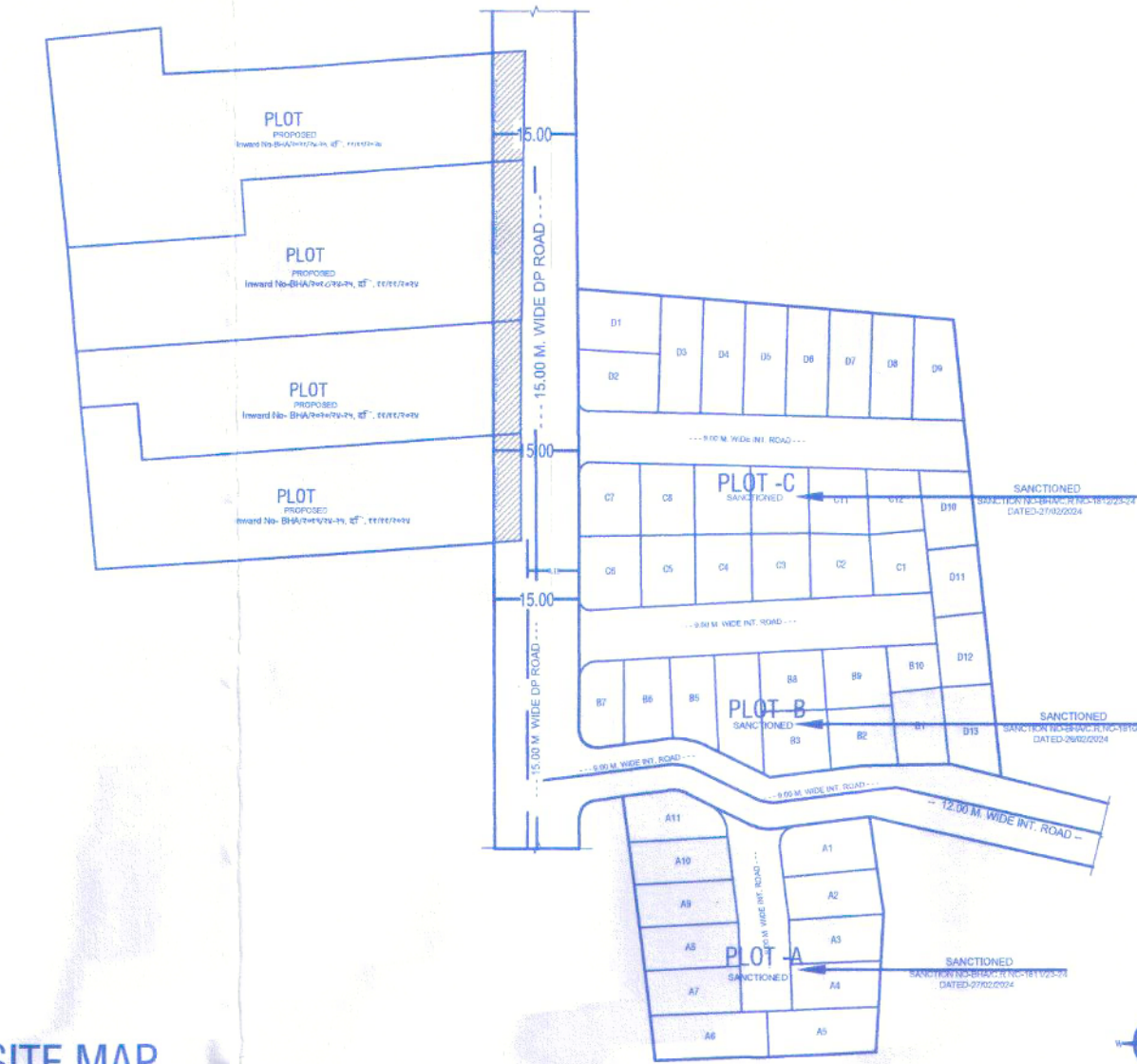
## WATER STATEMENT :-

FOR RESL. - 135 LT./DAY/PERSON  
= (15 tena. x 5) x 135 = 10,125.00 lts.  
SAY = 10,500.00 lts  
O/H WATER TANK CAP. = 10,500.00 LIT.  
UNDER GROUND SUMP WELL CAP-1.50 X 10,500.00 LIT.  
UNDER GROUND SUMP WELL CAP = 15,750.00 LIT.  
SAY = 16,000.00 LIT.

## PARKING STATEMENT :- UDCPR-2020

| BUILT-UP AREA                                                       | REQUIRED   |           | PROVIDED |         |
|---------------------------------------------------------------------|------------|-----------|----------|---------|
|                                                                     | CAR        | SCOOTER   | CAR      | SCOOTER |
| TENEMENT HAVING CARPET AREA 80 TO 150 SQ.M. (PROPOSED 15 TENEMENTS) | 01         | 01        | 15       | 15      |
| TOTAL PARKING AREA = 217.50 SQ.M.                                   | 15 X 12.50 | 15 X 2.00 | 187.50   | 30.00   |

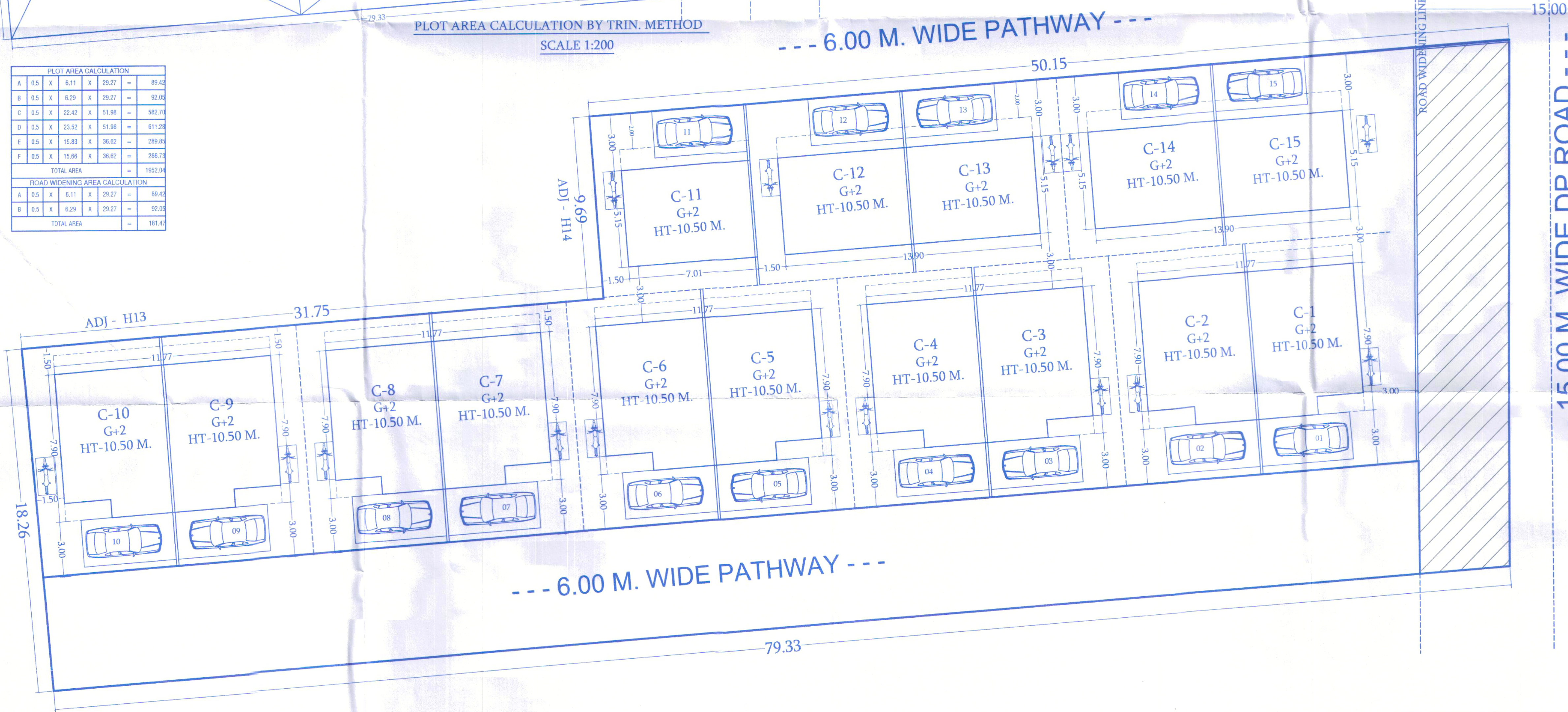
SITE MAP



PLOT AREA CALCULATION BY TRIN. METHOD

SCALE 1:200

| PLOT AREA CALCULATION          |     |   |       |   |       |   |         |
|--------------------------------|-----|---|-------|---|-------|---|---------|
| A                              | 0.5 | X | 6.11  | X | 29.27 | = | 89.42   |
| B                              | 0.5 | X | 6.29  | X | 29.27 | = | 92.05   |
| C                              | 0.5 | X | 22.42 | X | 51.98 | = | 582.70  |
| D                              | 0.5 | X | 23.52 | X | 51.98 | = | 611.28  |
| E                              | 0.5 | X | 15.83 | X | 36.62 | = | 289.89  |
| F                              | 0.5 | X | 15.66 | X | 36.62 | = | 286.73  |
| TOTAL AREA                     |     |   |       |   |       | = | 1952.04 |
| ROAD WIDENING AREA CALCULATION |     |   |       |   |       |   |         |
| A                              | 0.5 | X | 6.11  | X | 29.27 | = | 89.42   |
| B                              | 0.5 | X | 6.29  | X | 29.27 | = | 92.05   |
| TOTAL AREA                     |     |   |       |   |       | = | 181.47  |

LAYOUT PLAN  
SCALE: 1:100